

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/83 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/19 MOSELLE STREET MONT ALBERT NORTH VIC 3129	\$1,625,000	14-Feb-26
3/358 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$1,168,850	06-Feb-26
3/410 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$1,480,000	23-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 April 2026

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**1/19 MOSELLE STREET MONT
ALBERT NORTH VIC 3129**

3 2 2

Sold Price ^{RS} **\$1,625,000** Sold Date **14-Feb-26**

Distance **0.35km**



**3/358 MONT ALBERT ROAD MONT
ALBERT VIC 3127**

3 2 2

Sold Price **\$1,168,850** Sold Date **06-Feb-26**

Distance **1.46km**



**3/410 MONT ALBERT ROAD MONT
ALBERT VIC 3127**

3 2 2

Sold Price ^{RS} **\$1,480,000** Sold Date **23-Mar-26**

Distance **1.58km**



**1/24 WINFIELD ROAD BALWYN
NORTH VIC 3104**

3 2 2

Sold Price ^{RS} **\$1,528,000** ^{UN} Sold Date **28-Jan-26**

Distance **1.09km**



**2/1 GLENLUSS STREET BALWYN
VIC 3103**

3 2 2

Sold Price ^{RS} **\$1,480,000** ^{UN} Sold Date **25-Mar-26**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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