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	12 Curlewis Street, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,750,000

Median sale price

Median price $2,410,000 Property Type House Suburb Mont Albert

Period - From 07/02/2025 to 06/02/2026 Source Property Data

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 six 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	42 Kenmare St MONT ALBERT 3127	$1,400,000	24/10/2025
2	6 Carlyle Cr MONT ALBERT 3127	$2,100,000	27/11/2025
3	6 Streeton Ct MONT ALBERT 3127	$1,740,000	03/12/2025

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 six months.~~

This Statement of Information was prepared on: 07/02/2026 16:16

12 Curlewis Street, Mont Albert Vic 3127



4 2 1

Property Type: House
Land Size: 548 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
07/02/2025 - 06/02/2026: $2,410,000

Comparable Properties

42 Kenmare St MONT ALBERT 3127 (REI)

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Price: $1,400,000
Method:
Date: 24/10/2025
Property Type: House

Agent Comments

6 Carlyle Cr MONT ALBERT 3127 (REI)

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Price: $2,100,000
Method:
Date: 27/11/2025
Property Type: House

Agent Comments



6 Streeton Ct MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $1,740,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 544 sqm approx

Agent Comments

Account - Heavyside

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