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	2/72 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $2,765,000 Property Type House Suburb Mont Albert

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	2/56 Belgravia Av MONT ALBERT NORTH 3129	$1,465,000	15/09/2025
2	3/12 Kerry Pde MONT ALBERT NORTH 3129	$1,560,000	10/09/2025
3	4/15 Francesca St MONT ALBERT NORTH 3129	$1,507,000	19/07/2025

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: 18/12/2025 10:39

2/72 Kenmare Street, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,625,000
Median House Price
September quarter 2025: $2,765,000

Comparable Properties



2/56 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,465,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Townhouse (Res)
Land Size: 225 sqm approx

Agent Comments



3/12 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

4 3 2

Price: $1,560,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Single)

Agent Comments



4/15 Francesca St MONT ALBERT NORTH 3129 (REI/VG)

4 3 2

Price: $1,507,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Heavyside

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