

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 3/99 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,500,000 Property Type Unit Suburb Mont Albert North

Period - From 01/10/2025 to 31/12/2025 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	1/19 Moselle St MONT ALBERT NORTH 3129	\$1,625,000	14/02/2026
2	2/97 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,500,000	31/10/2025
3	3/12 Kerry Pde MONT ALBERT NORTH 3129	\$1,560,000	10/09/2025

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: 10/03/2026 14:11

3/99 Rostrevor Parade, Mont Albert North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median Unit Price

December quarter 2025: \$1,500,000

Comparable Properties



1/19 Moselle St MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,625,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit

Land Size: 400 sqm approx



2/97 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Private Sale

Date: 31/10/2025

Property Type: Townhouse (Single)



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

Agent Comments

 4  3  2

Price: \$1,560,000

Method: Private Sale

Date: 10/09/2025

Property Type: Townhouse (Single)

Account - Heavyside



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