

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 32 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,990,000 & \$3,280,000

Median sale price

Median price \$1,920,000 Property Type House Suburb Mont Albert North

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	23 Garden St BOX HILL NORTH 3129	\$3,180,000	08/11/2025
2	9 Paisley St BOX HILL NORTH 3129	\$3,010,000	06/09/2025
3	18 St Johns Av MONT ALBERT 3127	\$3,030,000	04/09/2025

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: 07/01/2026 12:10



 5  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,990,000 - \$3,280,000

Median House Price

September quarter 2025: \$1,920,000

Comparable Properties



23 Garden St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  5  2

Price: \$3,180,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 600 sqm approx



9 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,010,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 674 sqm approx



18 St Johns Av MONT ALBERT 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,030,000

Method: Auction Sale

Date: 04/09/2025

Property Type: House (Res)

Land Size: 497 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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