

## 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

9/30 STRABANE AVENUE MONT ALBERT NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$1,850,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,700,500

Property type

Townhouse

Suburb

Mont Albert North

Period-from

01 Feb 2025

to

31 Jan 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

34 STRABANE AVENUE MONT ALBERT NORTH VIC 3129	\$1,900,000	20-Sep-25
316 BELMORE ROAD BALWYN VIC 3103	\$1,935,000	23-Nov-25
32 THAMES STREET BOX HILL NORTH VIC 3129	\$1,938,000	28-Sep-25

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: 25 February 2026



**34 STRABANE AVENUE MONT  
ALBERT NORTH VIC 3129**

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Sold Price **\$1,900,000** Sold Date **20-Sep-25**

Distance **0.08km**



**316 BELMORE ROAD BALWYN VIC  
3103**

4 3 2

Sold Price **\$1,935,000** Sold Date **23-Nov-25**

Distance **1.11km**



**32 THAMES STREET BOX HILL  
NORTH VIC 3129**

4 4 2

Sold Price <sup>RS</sup> **\$1,938,000** <sup>UN</sup> Sold Date **28-Sep-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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