

# 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 35 Boondara Road, 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)

Range between \$1,720,000 & \$1,870,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Mont Albert North

Period - From 21/02/2025 to 20/02/2026 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	1c Tyrrell St MONT ALBERT NORTH 3129	\$1,837,500	04/10/2025
2	15a Kneale Dr BOX HILL NORTH 3129	\$1,830,000	23/10/2025
3	39a Clyde St BOX HILL NORTH 3129	\$1,745,000	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: 21/02/2026 11:55



 4  3  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,720,000 - \$1,870,000

**Median House Price**

21/02/2025 - 20/02/2026: \$1,710,000

## Comparable Properties



**1c Tyrrell St MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,837,500

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)



**15a Kneale Dr BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 23/10/2025

**Property Type:** House (Res)

**Land Size:** 323 sqm approx



**39a Clyde St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 4  3  1

**Price:** \$1,745,000

**Method:** Private Sale

**Date:** 04/09/2025

**Property Type:** House (Res)

**Land Size:** 504 sqm approx

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