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<br>Including suburb and postcode | 4/30 Strabane Avenue, Mont Albert North Vic 3129 |

## Indicative selling price

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

Range between $1,700,000 & $1,800,000

## Median sale price

Median price $1,417,000 Property Type Townhouse Suburb Mont Albert North

Period - From 22/04/2025 to 21/04/2026 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 | 35 Boondara Rd MONT ALBERT NORTH 3129 | $1,780,000 | 23/02/2026 |
| 2 | 2/44 Relowe Cr BALWYN 3103 | $1,740,000 | 18/02/2026 |
| 3 | 8a Clyde St BOX HILL NORTH 3129 | $1,718,000 | 04/02/2026 |

**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: 22/04/2026 12:56

# 4/30 Strabane Avenue, Mont Albert North Vic 3129

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 3 2

**Property Type:** Townhouse
**Land Size:** 262 sqm approx

Agent Comments

**Indicative Selling Price**
$1,700,000 - $1,800,000
**Median Townhouse Price**
22/04/2025 - 21/04/2026: $1,417,000

## Comparable Properties



**35 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG)**

4 3 2

**Price:** $1,780,000
**Method:** Sold Before Auction
**Date:** 23/02/2026
**Property Type:** House (Res)
**Land Size:** 466 sqm approx

Agent Comments

Side by side



**2/44 Relowe Cr BALWYN 3103 (REI/VG)**

4 3 2

**Price:** $1,740,000
**Method:** Sold Before Auction
**Date:** 18/02/2026
**Property Type:** Townhouse (Res)

Agent Comments



**8a Clyde St BOX HILL NORTH 3129 (REI/VG)**

4 3 2

**Price:** $1,718,000
**Method:** Sold Before Auction
**Date:** 04/02/2026
**Property Type:** Townhouse (Res)
**Land Size:** 349 sqm approx

Agent Comments

**Account** - McGrath Box Hill | P: 03 9889 8800

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