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	36 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price: $799,000

Median sale price

Median price: $1,377,000 | Property Type: Townhouse | Suburb: Mont Albert North

Period - From: 14/05/2025 to: 13/05/2026 | 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	4/7 Amaroo Ct BOX HILL NORTH 3129	$825,000	18/04/2026
2	1/43 Lyndhurst Cr BOX HILL NORTH 3129	$770,000	06/02/2026
3	7a Wimmera St BOX HILL NORTH 3129	$790,000	17/12/2025

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: 14/05/2026 12:39

36 Milne Road, Mont Albert North Vic 3129

JellisCraig



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$799,000
Median Townhouse Price
14/05/2025 - 13/05/2026: $1,377,000

Comparable Properties



4/7 Amaroo Ct BOX HILL NORTH 3129 (REI)

2 1 2

Price: $825,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments



1/43 Lyndhurst Cr BOX HILL NORTH 3129 (REI/VG)

2 1 2

Price: $770,000
Method: Private Sale
Date: 06/02/2026
Property Type: Villa
Land Size: 242 sqm approx

Agent Comments



7a Wimmera St BOX HILL NORTH 3129 (VG)

2 - -

Price: $790,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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