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	4/8 Box Hill Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,161,500 Property Type Unit Suburb Mont Albert North

Period - From 01/01/2026 to 31/03/2026 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	2/975 Station St BOX HILL NORTH 3129	$1,064,500	12/06/2026
2	1/13 Valda Av MONT ALBERT NORTH 3129	$1,035,000	01/05/2026
3	3/16 Graham Pl BOX HILL 3128	$1,001,000	11/03/2026

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: 15/06/2026 21:01

4/8 Box Hill Crescent, Mont Albert North Vic 3129

JellisCraig

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Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
March quarter 2026: $1,161,500



Property Type:
Agent Comments

Comparable Properties



2/975 Station St BOX HILL NORTH 3129 (REI)

4 | 3 | 2

Price: $1,064,500
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Agent Comments



1/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

3 | 2 | 2

Price: $1,035,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

Agent Comments



3/16 Graham Pl BOX HILL 3128 (REI/VG)

3 | 2 | 2

Price: $1,001,000
Method: Auction Sale
Date: 11/03/2026
Property Type: Townhouse (Res)
Land Size: 193 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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