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	30 Box Hill Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,660,000 Property Type House Suburb Mont Albert North

Period - From 05/09/2025 to 04/09/2026 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	31 Kenmare St MONT ALBERT NORTH 3129	$1,590,000	23/05/2026
2	22 Mitchell Rd MONT ALBERT NORTH 3129	$1,440,000	25/07/2026
3	3 Edgoose Av MONT ALBERT NORTH 3129	$1,415,000	18/06/2026

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: 05/09/2026 15:45

30 Box Hill Crescent, Mont Albert North Vic 3129



4 1 2

Property Type: House
Land Size: 677 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
05/09/2025 - 04/09/2026: $1,660,000

Comparable Properties

31 Kenmare St MONT ALBERT NORTH 3129 (REI)

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Price: $1,590,000
Method:
Date: 23/05/2026
Property Type: House

Agent Comments



22 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,440,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



3 Edgoose Av MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,415,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

Account - Heavyside

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