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	34 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price $839,000

Median sale price

Median price $1,307,500 Property Type Townhouse Suburb Mont Albert North

Period - From 06/05/2024 to 05/05/2025 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	4/90 Victoria Cr MONT ALBERT 3127	$868,000	26/02/2025
2	8/146 Thames St BOX HILL NORTH 3129	$825,000	03/12/2024
3			

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: 06/05/2025 10:53

34 Milne Road, Mont Albert North Vic 3129



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$839,000
Median Townhouse Price
06/05/2024 - 05/05/2025: $1,307,500

Comparable Properties



4/90 Victoria Cr MONT ALBERT 3127 (REI/VG)

2 1 2

Price: $868,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Townhouse (Res)

Agent Comments



8/146 Thames St BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $825,000
Method: Private Sale
Date: 03/12/2024
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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