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 | 22 Chessell Street, Mont Albert North Vic 3129 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,860,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2025 to 31/03/2025 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 | 46 Peter St BOX HILL NORTH 3129 | $1,190,000 | 05/04/2025 |
| 2 | 50 Boyd St DONCASTER 3108 | $1,280,000 | 15/03/2025 |
| 3 | 14 Valda Av MONT ALBERT NORTH 3129 | $1,295,000 | 26/04/2025 |

**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: 12/05/2025 10:46

# 22 Chessell Street, Mont Albert North Vic 3129



3 1 2

**Property Type:** House
**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
March quarter 2025: $1,860,000

## Comparable Properties



**46 Peter St BOX HILL NORTH 3129 (REI)**

3 1 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 05/04/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 669 sqm approx

Agent Comments

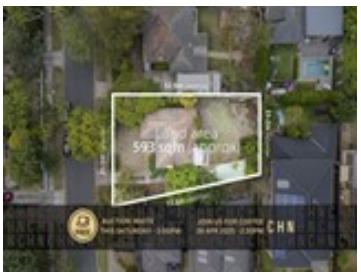


**50 Boyd St DONCASTER 3108 (REI)**

3 1 2

**Price:** $1,280,000
**Method:** Auction Sale
**Date:** 15/03/2025
**Property Type:** House (Res)
**Land Size:** 654 sqm approx

Agent Comments



**14 Valda Av MONT ALBERT NORTH 3129 (REI)**

3 1 1

**Price:** $1,295,000
**Method:** Auction Sale
**Date:** 26/04/2025
**Property Type:** House (Res)
**Land Size:** 593 sqm approx

Agent Comments

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

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