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 Aumann Court, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,920,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2025 to 30/09/2025 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	4 Horfield Av BOX HILL NORTH 3129	$1,510,000	31/05/2025
2	6 Allison Rd MONT ALBERT NORTH 3129	$1,480,000	16/10/2025
3	123 Shannon St BOX HILL NORTH 3129	$1,350,000	04/06/2025

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: 10/11/2025 16:31

4 Aumann Court, Mont Albert North Vic 3129

JellisCraig

Toby Parker
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4 2 3

Property Type: House
Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
September quarter 2025: $1,920,000

Comparable Properties



4 Horfield Av BOX HILL NORTH 3129 (REI/VG)

4 2 2

Price: $1,510,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 8
Property Type: House (Res)
Land Size: 806 sqm approx

Agent Comments



6 Allison Rd MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,480,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



123 Shannon St BOX HILL NORTH 3129 (REI)

3 2 1

Price: $1,350,000
Method: Private Sale
Date: 04/06/2025
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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