

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

36 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$1,394,000 Property Type Townhouse Suburb Mont Albert North

Period - From 07/04/2025 to 06/04/2026 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	7a Wimmera St BOX HILL NORTH 3129	\$790,000	17/12/2025
2	6/1 Kinsale Cr MONT ALBERT NORTH 3129	\$770,000	25/11/2025
3	6/7 Bundoran Pde MONT ALBERT NORTH 3129	\$870,000	15/11/2025

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:

07/04/2026 12:36



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$858,000

Median Townhouse Price

07/04/2025 - 06/04/2026: \$1,394,000

Comparable Properties



7a Wimmera St BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$790,000

Method: Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 275 sqm approx



6/1 Kinsale Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

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Price: \$770,000

Method: Private Sale

Date: 25/11/2025

Property Type: Unit



6/7 Bundoran Pde MONT ALBERT NORTH 3129 (REI/VG) **Agent Comments**

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Price: \$870,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

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