

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

3/42 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,307,500

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

27/06/2024

to

26/06/2025

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	3/23 Mitchell Rd MONT ALBERT NORTH 3129	\$1,394,000	21/06/2025
2	2/27-29 Clyde St BOX HILL NORTH 3129	\$1,308,000	06/06/2025
3	2/38 Peter St BOX HILL NORTH 3129	\$1,252,000	15/03/2025

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:

27/06/2025 13:32



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4 2 2

Property Type: Townhouse
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
27/06/2024 - 26/06/2025: \$1,307,500

Comparable Properties



3/23 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,394,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



2/27-29 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,308,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)
Land Size: 226 sqm approx



2/38 Peter St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,252,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)
Land Size: 211 sqm approx

