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	3/42 Mitchell Road, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$1,307,500	Pro	perty Type T	ownhouse		Suburb	Mont Albert North
Period - From	27/06/2024	to	26/06/2025	S	ource	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

Add	dress 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 comparableproperties 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





Toby Parker 0413581104 tobyparker@jelliscraig.com.au



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)

Price: \$1,394,000

Method: Auction Sale Date: 21/06/2025 Property Type: Townhouse (Res)

Land Size: 208 sqm approx

Agent Comments



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

Agent Comments

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)

Price: \$1,252,000 Method: Auction Sale Date: 15/03/2025

Property Type: Townhouse (Res) Land Size: 211 sqm approx

Agent Comments

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





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