

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

1/29 Boondara Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$1,152,500

Property Type Unit

Suburb Mont Albert North

Period - From 01/04/2024

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	1/406 Belmore Rd MONT ALBERT NORTH 3129	\$650,000	06/05/2025
2	2/531 Elgar Rd MONT ALBERT NORTH 3129	\$682,000	05/04/2025
3	8/389 Mont Albert Rd MONT ALBERT 3127	\$617,500	24/03/2025

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:

06/06/2025 12:17

1/29 Boondara Road, Mont Albert North Vic 3129



David Fileccia
0402 026 748

DavidFileccia@jellisrcraig.com.au



2 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2025: \$1,152,500

Comparable Properties



1/406 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 06/05/2025

Property Type: Unit



2/531 Elgar Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$682,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



8/389 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$617,500

Method: Private Sale

Date: 24/03/2025

Property Type: Unit

Account - Jellis Craig | P: 98305966



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