

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

10 Sewell Street, Mont Albert North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$2,600,000

Median sale price

Median price

\$1,900,000

Property type

House

Suburb

Mont Albert North

Period - From

Jan 2025

to

March 2025

Source

REIV

Comparable property sales

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. 27 Olympiad Crescent, Box Hill North	\$ 2,700,000	17/05/2025
2. 14 Williamson Road, Mont Albert North	\$ 2,380,000	15/03/2025
3. 9 Halifax Street, Mont Albert North	\$ 2,375,000	26/02/2025

This Statement of Information was prepared on:

2/07/2025

Comparable properties



\$ 2,700,000

27 Olympiad Crescent, Box Hill North, Victoria

DATE: 17/05/2025

PROPERTY TYPE: HOUSE

 5  3
 2  627sqm



\$ 2,380,000

14 Williamsons Road, Mont Albert North, Victoria

DATE: 15/03/2025

PROPERTY TYPE: HOUSE

 5  3
 2  650 sqm



\$ 2,375,000

9 Halifax Street, Mont Albert North, Victoria

DATE: 26/02/2025

PROPERTY TYPE: HOUSE

 5  3
 2  493 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee