

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

24 Melrose Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,920,000

Property Type House

Suburb Mont Albert North

Period - From 01/07/2025

to

30/09/2025

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.

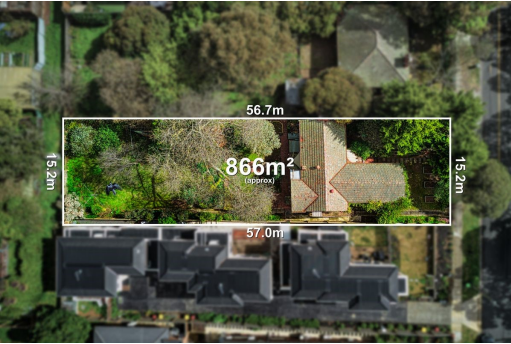
	Address of comparable property	Price	Date of sale
1	18 Paisley St BOX HILL NORTH 3129	\$1,530,000	13/09/2025
2	45 Mersey St BOX HILL NORTH 3129	\$1,635,000	02/08/2025
3	4 Horfield Av BOX HILL NORTH 3129	\$1,510,000	31/05/2025

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:

10/10/2025 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
September quarter 2025: \$1,920,000

Comparable Properties



18 Paisley St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,530,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 449 sqm approx



45 Mersey St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,635,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 673 sqm approx



4 Horfield Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 8
Property Type: House (Res)
Land Size: 806 sqm approx