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	6 Allison Road, Mont Albert North Vic 3129
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000

Median sale price

Median price	\$1,438,000	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	19 Simmons St BOX HILL NORTH 3129	\$1,500,000	19/06/2025
2	123 Shannon St BOX HILL NORTH 3129	\$1,360,000	30/05/2025
3	61 Relowe Cr MONT ALBERT NORTH 3129	\$1,438,000	13/04/2025

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:	22/09/2025 16:33







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Property Type: House Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2025: \$1,438,000

Comparable Properties



19 Simmons St BOX HILL NORTH 3129 (REI/VG)

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Price: \$1,500,000 Method: Private Sale

Date: 19/06/2025 Property Type: House Land Size: 592 sqm approx **Agent Comments**



123 Shannon St BOX HILL NORTH 3129 (VG)

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Agent Comments

Price: \$1,360,000 Method: Sale Date: 30/05/2025

Property Type: House (Res) **Land Size:** 758 sqm approx



61 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

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Price: \$1,438,000 Method: Private Sale Date: 13/04/2025 Property Type: House Land Size: 612 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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