

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

7 Corlett Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,438,000

Property 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	Price	Date of sale
1	36 Harrison St BOX HILL NORTH 3129	\$1,430,000	13/08/2025
2	13 Morris St DONCASTER 3108	\$1,416,000	12/08/2025
3	2 Lyndhurst Cr BOX HILL NORTH 3129	\$1,405,000	06/08/2025

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:

25/08/2025 12:47



Rooms: 5

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



36 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,430,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 637 sqm approx



13 Morris St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,416,000

Method: Private Sale

Date: 12/08/2025

Property Type: House

Land Size: 734 sqm approx



2 Lyndhurst Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,405,000

Method: Private Sale

Date: 06/08/2025

Property Type: House

Land Size: 604 sqm approx