

# 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 3/30 Strabane Avenue, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,409,500 Property Type Townhouse Suburb Mont Albert North

Period - From 17/06/2025 to 16/06/2026 Source Property Data

### 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	4/30 Strabane Av MONT ALBERT NORTH 3129	\$1,818,000	03/06/2026
2	2/44 Relowe Cr BALWYN 3103	\$1,740,000	18/02/2026
3	8a Clyde St BOX HILL NORTH 3129	\$1,718,000	04/02/2026

**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: 17/06/2026 21:59

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3     2

**Property Type:** Townhouse

**Land Size:** 4 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median Townhouse Price**  
17/06/2025 - 16/06/2026: \$1,409,500

## Comparable Properties



4/30 Strabane Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4   3   2

**Price:** \$1,818,000

**Method:** Private Sale

**Date:** 03/06/2026

**Property Type:** Townhouse (Single)

**Land Size:** 262 sqm approx



2/44 Relowe Cr BALWYN 3103 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,740,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** Townhouse (Res)



8a Clyde St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,718,000

**Method:** Sold Before Auction

**Date:** 04/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 349 sqm approx

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