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	1 HOTHAM COURT MONT ALBERT VIC 3127

Indicative selling price

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

~~Single Price~~		or range between	$1,800,000	&	$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,460,000	Property type	House	Suburb	Mont Albert
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 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
7 HAWKINS AVENUE MONT ALBERT NORTH VIC 3129	$1,700,000	25-Feb-25
50 BUNDORAN PARADE MONT ALBERT NORTH VIC 3129	$1,985,000	01-Mar-25
43 RUSSELL STREET SURREY HILLS VIC 3127	$1,880,000	22-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 21 July 2025

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7 HAWKINS AVENUE MONT ALBERT NORTH VIC 3129

4 2 1

Sold Price **$1,700,000** Sold Date **25-Feb-25**

Distance **0.66km**



50 BUNDORAN PARADE MONT ALBERT NORTH VIC 3129

3 2 1

Sold Price **$1,985,000** Sold Date **01-Mar-25**

Distance **0.32km**



43 RUSSELL STREET SURREY HILLS VIC 3127

4 2 1

Sold Price **$1,880,000** Sold Date **22-Mar-25**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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