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	2/25 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,560,000	Property type	House	Suburb	Mont Albert North
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
2/46 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	$1,270,000	16-Aug-25
2/19 SUTTON PARADE MONT ALBERT NORTH VIC 3129	$1,351,000	09-Aug-25
1/38 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	$1,382,000	12-Apr-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: 15 September 2025

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2/46 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price RS **$1,270,000** Sold Date **16-Aug-25**

Distance **0.18km**



2/19 SUTTON PARADE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price RS **$1,351,000** Sold Date **09-Aug-25**

Distance **0.97km**



1/38 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price **$1,382,000** Sold Date **12-Apr-25**

Distance **0.12km**

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

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