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	31 Vivianne Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,703,000 Property Type House Suburb Mont Albert North

Period - From 15/11/2024 to 14/11/2025 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	28 Belgravia Av MONT ALBERT NORTH 3129	$1,660,000	30/06/2025
2	14 Moselle St MONT ALBERT NORTH 3129	$1,620,000	18/10/2025
3	8 Sewell St MONT ALBERT NORTH 3129	$1,710,000	06/09/2025

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: 15/11/2025 10:38

31 Vivianne Avenue, Mont Albert North Vic 3129



Property Type:
Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
15/11/2024 - 14/11/2025: $1,703,000

Comparable Properties

28 Belgravia Av MONT ALBERT NORTH 3129 (REI)

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Price: $1,660,000
Method:
Date: 30/06/2025
Property Type: House

Agent Comments



14 Moselle St MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,620,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments



8 Sewell St MONT ALBERT NORTH 3129 (REI/VG)

4 1 2

Price: $1,710,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Heavyside

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