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	432 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,767,500 Property Type House Suburb Mont Albert North

Period - From 30/05/2025 to 29/05/2026 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	13 Elizabeth St BOX HILL NORTH 3129	$1,268,000	09/05/2026
2	5 Arnott St MONT ALBERT NORTH 3129	$1,251,000	01/05/2026
3	28 Milne Rd MONT ALBERT NORTH 3129	$1,230,000	28/03/2026

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: 30/05/2026 17:11

432 Belmore Road, Mont Albert North Vic 3129

Simon Lord
0407 337 557
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4 2 2

Rooms: 6
Property Type: House
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
30/05/2025 - 29/05/2026: $1,767,500

Comparable Properties



13 Elizabeth St BOX HILL NORTH 3129 (REI)

3 1 3

Price: $1,268,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments



5 Arnott St MONT ALBERT NORTH 3129 (REI)

1 1 1

Price: $1,251,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 586 sqm approx

Agent Comments

28 Milne Rd MONT ALBERT NORTH 3129 (REI)

3 1 1

Price: $1,230,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

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