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	7/463 Belmore Road, Mont Albert North, VIC 3129

Indicative selling price

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

Price Range	$575,000	&	$625,000

Median sale price

Median price	$634,500	Property Type	Townhouse	Suburb	Mont Albert North (3129)
Period - From	04/11/2024	to	04/04/2025	Source	REA

Comparable property sales

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: 29/03/2025

WE DELIVER... Biggin & Scott