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	2/410 BELMORE ROAD 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	$1,495,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,275,000	Property type	Unit	Suburb	Mont Albert North
Period-from	01 May 2025	to	30 Apr 2026	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
2/38A CARINGAL AVENUE DONCASTER VIC 3108	$1,450,000	24-Feb-26

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.

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2/38A CARINGAL AVENUE DONCASTER VIC 3108

4 3 2

Sold Price RS $1,450,000 Sold Date 24-Feb-26

Distance 1.35km

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

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