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	3/31 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,245,000 Property Type Unit Suburb Mont Albert North

Period - From 22/10/2023 to 21/10/2024 Source REIV

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	1/126 Winmalee Rd BALWYN 3103	$1,585,000	05/10/2024
2	3/33 Evelina St MONT ALBERT NORTH 3129	$1,380,000	19/09/2024
3	6/97 Rostrevor Pde MONT ALBERT NORTH 3129	$1,500,000	11/09/2024

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: 22/10/2024 09:17

3/31 Belgravia Avenue, Mont Albert North Vic 3129



3 2 2

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Unit Price
22/10/2023 - 21/10/2024: $1,245,000

Comparable Properties



1/126 Winmalee Rd BALWYN 3103 (REI)

3 2 2

Price: $1,585,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 238 sqm approx

Agent Comments



3/33 Evelina St MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,380,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit
Land Size: 307 sqm approx

Agent Comments



6/97 Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

3 3 2

Price: $1,500,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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