

# 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 435 Belmore Road, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,485,000

### Median sale price

Median price \$1,575,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2024 to 31/12/2024 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	22 Lincoln Av MONT ALBERT NORTH 3129	\$1,575,000	09/12/2024
2	61 Melrose St MONT ALBERT NORTH 3129	\$1,560,000	23/11/2024
3	70 Sweyn St BALWYN NORTH 3104	\$1,376,888	28/09/2024

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: 17/02/2025 14:05



3 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

December quarter 2024: \$1,575,000

## Comparable Properties



22 Lincoln Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,575,000

Method: Private Sale

Date: 09/12/2024

Property Type: House

Land Size: 924 sqm approx



61 Melrose St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 970 sqm approx



70 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,376,888

Method: Private Sale

Date: 28/09/2024

Property Type: House (Res)

Land Size: 803 sqm approx

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