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 Hawkins Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price	$1,750,000

Median sale price

Median price	$1,860,000	Property Type	House	Suburb	Mont Albert North
Period - From	01/01/2025	to	31/03/2025	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.

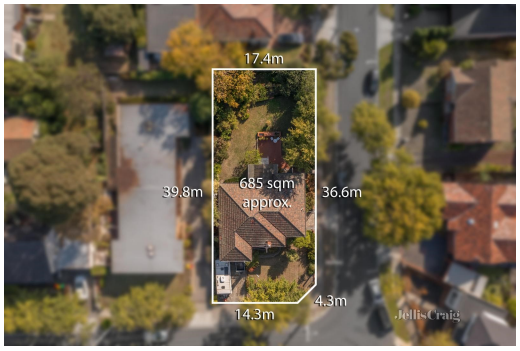
	Address of comparable property	Price	Date of sale
1	45 Clifton St BALWYN NORTH 3104	$1,780,000	05/04/2025
2	29 Kangerong Rd BOX HILL 3128	$1,700,000	15/02/2025
3	12 Carrick St MONT ALBERT 3127	$1,750,000	20/12/2024

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: 10/05/2025 11:51

3 Hawkins Avenue, Mont Albert North Vic 3129



3 1 3

Property Type: House
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
March quarter 2025: $1,860,000

Comparable Properties



45 Clifton St BALWYN NORTH 3104 (REI)

3 2 1

Price: $1,780,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



29 Kangerong Rd BOX HILL 3128 (REI)

3 1 2

Price: $1,700,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



12 Carrick St MONT ALBERT 3127 (REI)

3 1 1

Price: $1,750,000
Method: Private Sale
Date: 20/12/2024
Property Type: House

Agent Comments

Account - Jellis Craig | P: 98305966

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