

# 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 23 Botanic Walk, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mont Albert North

Period - From 18/06/2024 to 17/06/2025 Source Property Data

### 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	4/70 Dunloe Av MONT ALBERT NORTH 3129	\$1,115,000	16/04/2025
2	8/102-106 Watts St BOX HILL NORTH 3129	\$1,080,000	14/04/2025
3	1/2 Hotham St MONT ALBERT 3127	\$1,305,000	28/12/2024

**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: 18/06/2025 16:13



3   2   2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 6485 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
 18/06/2024 - 17/06/2025: \$1,300,000

## Comparable Properties



4/70 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 16/04/2025  
**Property Type:** Unit



8/102-106 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments

3   2   1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** Townhouse (Single)



1/2 Hotham St MONT ALBERT 3127 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 28/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 278 sqm approx

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