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	2/56 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,590,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2024 to 30/06/2025 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	81 Orchard Cr MONT ALBERT NORTH 3129	$1,308,000	05/04/2025
2	1/537 Elgar Rd MONT ALBERT NORTH 3129	$1,340,000	02/08/2025
3			

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: 27/08/2025 09:33

2/56 Belgravia Avenue, Mont Albert North Vic 3129

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



4 2 2

Property Type: Townhouse
Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
Year ending June 2025: $1,590,000

Comparable Properties



81 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

4 2 1

Price: $1,308,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 385 sqm approx

Agent Comments



1/537 Elgar Rd MONT ALBERT NORTH 3129 (REI)

4 3 1

Price: $1,340,000
Method: Private Sale
Date: 02/08/2025
Property Type: Townhouse (Single)
Land Size: 282 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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