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	3/458 Belmore Road, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,090,000	&	\$1,190,000

Median sale price

Median price	\$1,307,500	Pro	perty Type	Jnit		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

1	1/3 Angus Gr DONCASTER 3108	\$1,120,000	27/11/2024
2	21a Wimmera St BOX HILL NORTH 3129	\$1,000,000	02/11/2024
3	2/378 Belmore Rd MONT ALBERT NORTH 3129	\$1,110,000	17/08/2024

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:	20/02/2025 10:01
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Date of sale











Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,090,000 - \$1,190,000 **Median Unit Price**

December quarter 2024: \$1,307,500

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.

Comparable Properties



1/3 Angus Gr DONCASTER 3108 (REI/VG)

Price: \$1,120,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments

21a Wimmera St BOX HILL NORTH 3129 (REI/VG)

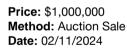








Agent Comments



Property Type: House (Res) Land Size: 398 sqm approx



2/378 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments





Price: \$1,110,000 Method: Auction Sale Date: 17/08/2024

Property Type: Townhouse (Res) Land Size: 208 sqm approx

Account - Barry Plant | P: 03 9842 8888





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