

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

3/458 Belmore Road, Mont Albert North Vic 3129

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 Property Type Unit 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	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



 3  2  2

Property Type: Townhouse

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.

Indicative Selling Price

\$1,090,000 - \$1,190,000

Median Unit Price

December quarter 2024: \$1,307,500

Comparable Properties



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

Agent Comments

 2  2  2

Price: \$1,120,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)

Land Size: 351 sqm approx



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

Agent Comments

 3  1  2

Price: \$1,000,000

Method: Auction Sale

Date: 02/11/2024

Property Type: House (Res)

Land Size: 398 sqm approx



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

 3  2  3

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