

# 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

1/50 Belgravia Avenue, 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)

Single price \$2,180,000

### Median sale price

Median price \$1,315,000

Property Type Townhouse

Suburb Mont Albert North

Period - From 08/09/2024

to 07/09/2025

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.

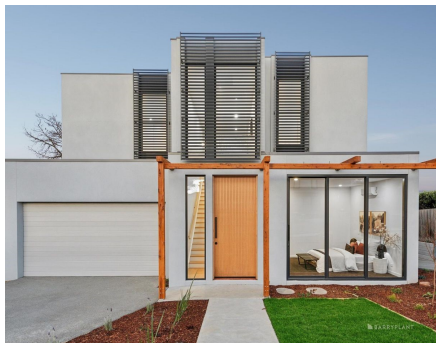
	Address of comparable property	Price	Date of sale
1	5a Toronto Av DONCASTER 3108	\$1,990,000	26/08/2025
2	30 Bundoran Pde MONT ALBERT NORTH 3129	\$1,900,000	28/06/2025
3	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025

**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:

08/09/2025 15:01



 4  4  2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$2,180,000

**Median Townhouse Price**

08/09/2024 - 07/09/2025: \$1,315,000

## Comparable Properties



**5a Toronto Av DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,990,000

**Method:** Private Sale

**Date:** 26/08/2025

**Property Type:** Townhouse (Res)

**Land Size:** 376 sqm approx



**30 Bundoran Pde MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** House (Res)



**41 Hertford Cr BALWYN 3103 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 226 sqm approx

**Account - Barry Plant | P: 03 9842 8888**



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