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 1/50 Belgravia Avenue, 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 \$2,050,000 \$2,180,000 &

Median sale price

Median price	\$1,920,000	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	69 Woodhouse Gr BOX HILL NORTH 3129	\$2,080,000	11/10/2025
2	3/4 Bruce St BALWYN 3103	\$2,120,000	30/09/2025
3	6a Landen Av BALWYN NORTH 3104	\$2,150,000	24/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/11/2025 10:22







Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$2,050,000 - \$2,180,000 Median House Price September quarter 2025: \$1,920,000

Comparable Properties



69 Woodhouse Gr BOX HILL NORTH 3129 (REI)

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Price: \$2,080,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: House (Res)

Agent Comments



3/4 Bruce St BALWYN 3103 (REI/VG)

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3



4

Agent Comments

Price: \$2,120,000 **Method:** Private Sale **Date:** 30/09/2025

Property Type: Townhouse (Single) **Land Size:** 203 sqm approx

6a Landen Av BALWYN NORTH 3104 (REI/VG)

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Price: \$2,150,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: House (Res) **Land Size:** 328 sqm approx

Agent Comments

Account - McGrath Doncaster | P: 03 8822 6188



