

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

2/50 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,920,000 Property 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	Price	Date of sale
1	37 Fintonia St BALWYN NORTH 3104	\$1,800,000	07/10/2025
2	1c Tyrrell St MONT ALBERT NORTH 3129	\$1,837,500	04/10/2025
3	34 Strabane Av MONT ALBERT NORTH 3129	\$1,900,000	20/09/2025

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:

26/11/2025 10:11

2/50 Belgravia Avenue, Mont Albert North Vic 3129



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
September quarter 2025: \$1,920,000

Comparable Properties



37 Fintonia St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 334 sqm approx



1c Tyrrell St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,837,500
Method: Private Sale
Date: 04/10/2025
Property Type: Townhouse (Res)



34 Strabane Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

Account - McGrath Doncaster | P: 03 8822 6188



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