

# 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

31 Vivianne 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)

Range between \$1,650,000

&

\$1,800,000

### Median sale price

Median price \$1,703,000

Property Type House

Suburb Mont Albert North

Period - From 15/11/2024

to

14/11/2025

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 | 28 Belgravia Av MONT ALBERT NORTH 3129 | \$1,660,000 | 30/06/2025   |
| 2 | 14 Moselle St MONT ALBERT NORTH 3129   | \$1,620,000 | 18/10/2025   |
| 3 | 8 Sewell St MONT ALBERT NORTH 3129     | \$1,710,000 | 06/09/2025   |

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:

15/11/2025 10:38

31 Vivianne Avenue, Mont Albert North Vic 3129



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
15/11/2024 - 14/11/2025: \$1,703,000

## Comparable Properties

28 Belgravia Av MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,660,000  
Method:  
Date: 30/06/2025  
Property Type: House



14 Moselle St MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,620,000  
Method: Auction Sale  
Date: 18/10/2025  
Property Type: House (Res)  
Land Size: 532 sqm approx



8 Sewell St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments



Price: \$1,710,000  
Method: Auction Sale  
Date: 06/09/2025  
Property Type: House (Res)  
Land Size: 654 sqm approx

Account - Heavyside



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