

# 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

4 Botanic Walk, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,780,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2026

to

31/03/2026

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 | 3 Botanic Wlk MONT ALBERT NORTH 3129     | \$1,188,000 | 20/05/2026   |
| 2 | 30 Scarborough Sq MONT ALBERT NORTH 3129 | \$955,000   | 17/04/2026   |
| 3 | 1/13 Valda Av MONT ALBERT NORTH 3129     | \$1,035,000 | 01/05/2026   |

**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:

28/05/2026 13:21

4 Botanic Walk, Mont Albert North Vic 3129

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



**Property Type:** Townhouse  
(Single)  
**Land Size:** 6485 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2026: \$1,780,000

## Comparable Properties



**3 Botanic Wlk MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,188,000  
**Method:** Private Sale  
**Date:** 20/05/2026  
**Property Type:** Townhouse (Single)



**30 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$955,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2026  
**Property Type:** House (Res)  
**Land Size:** 197 sqm approx



**1/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 01/05/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 270 sqm approx

**Account - Heavyside**



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