

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

50 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Mont Albert North

Period - From 16/09/2024

to

15/09/2025

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	28 Belgravia Av MONT ALBERT NORTH 3129	\$1,660,000	01/07/2025
2	42 Francesca St MONT ALBERT NORTH 3129	\$1,500,000	17/04/2025
3			

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:

16/09/2025 16:29

50 Bundoran Parade, Mont Albert North Vic 3129



3 2 2

Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
16/09/2024 - 15/09/2025: \$1,700,000

Comparable Properties



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

4 2 2

Price: \$1,660,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 599 sqm approx



42 Francesca St MONT ALBERT NORTH 3129 (REI) Agent Comments

3 1 2

Price: \$1,500,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 588 sqm approx

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.

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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