

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

2/48 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Unit

Suburb

Mont Albert North

Period-from

02 Oct 2025

to

02 Apr 2026

Source

Cotality

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 6 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

3/28 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$1,155,000	16-Oct-25
3/54 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,400,000	18-Oct-25
2/25 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,529,000	11-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 02 April 2026