

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

3/388 BELMORE ROAD 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

\$1,200,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

Unit

Suburb

Mont Albert North

Period-from

13 Feb 2026

to

13 Aug 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

5/42 BUNDORAN PARADE MONT ALBERT NORTH VIC 3129	\$1,270,000	05-Apr-26
2/4 ALLISON ROAD MONT ALBERT NORTH VIC 3129	\$1,348,000	21-Feb-26

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: 13 August 2026