

## 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

28 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

3/31 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,550,000	19-Dec-24
9 JACKSON AVENUE MONT ALBERT NORTH VIC 3129	\$1,560,000	22-Jun-24
36 VALDA AVENUE MONT ALBERT NORTH VIC 3129	\$1,430,000	22-Feb-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: 28 May 2025



## 3/31 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price

**\$1,550,000**

Sold Date

**19-Dec-24**

Distance

**0.09km**



## 9 JACKSON AVENUE MONT ALBERT NORTH VIC 3129

4 2 2

Sold Price

**\$1,560,000**

Sold Date

**22-Jun-24**

Distance

**0.21km**



## 36 VALDA AVENUE MONT ALBERT NORTH VIC 3129

4 2 2

Sold Price

**\$1,430,000**

Sold Date

**22-Feb-25**

Distance

**0.64km**



## 1/38 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price

<sup>RS</sup> **\$1,382,000**

Sold Date

**12-Apr-25**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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