

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

38 Vivianne Avenue, Mont Albert North Vic 3129

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	593

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$2,000,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	17 Mccoll Rd MONT ALBERT NORTH 3129				
Sale price	\$1,930,000	Date of sale	28/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	2	2	N/A	N/A

Comparable property 2

Address	23 Yandilla St BALWYN 3103				
Sale price	\$2,325,000	Date of sale	27/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	N/A

Comparable property 3

Address	112 Clyde St BOX HILL NORTH 3129				
Sale price	\$1,935,000	Date of sale	13/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	766

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4e0b61c7be830a53ee9f8348d52924b4>



 4  2  2

Rooms: 8

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

01/10/2025 - 30/09/2026: \$1,550,000

Comparable Properties



17 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$1,930,000

Method: Sold Before Auction

Date: 28/08/2026

Property Type: House



23 Yandilla St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,325,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)



112 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,935,000

Method: Expression of Interest

Date: 13/06/2026

Property Type: House (Res)

Land Size: 766 sqm approx

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