

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

394 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	8 Oravel St BALWYN NORTH 3104	\$1,950,000	16/02/2026
2	350-352 Doncaster Rd BALWYN NORTH 3104	\$1,910,000	16/02/2026
3	24 Francesca St MONT ALBERT NORTH 3129	\$1,950,000	16/02/2026

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:

17/03/2026 08:38

Patrick Dennis

03 9831 2815

0409 321 159

patrickdennis@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2025: \$1,620,000



 6  3  4

Property Type:

Agent Comments

Comparable Properties



8 Oravel St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,950,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 1103 sqm approx



350-352 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,910,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 1014 sqm approx



24 Francesca St MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  4

Price: \$1,950,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 1235 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511