

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

4 Botanic Walk, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2026

to

31/03/2026

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	3 Botanic Wlk MONT ALBERT NORTH 3129	\$1,188,000	20/05/2026
2	30 Scarborough Sq MONT ALBERT NORTH 3129	\$955,000	17/04/2026
3	1/13 Valda Av MONT ALBERT NORTH 3129	\$1,035,000	01/05/2026

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:

28/05/2026 13:21

4 Botanic Walk, Mont Albert North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Property Type: Townhouse
(Single)
Land Size: 6485 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$1,780,000

Comparable Properties



3 Botanic Wik MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,188,000
Method: Private Sale
Date: 20/05/2026
Property Type: Townhouse (Single)



30 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$955,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 197 sqm approx



1/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

Account - Heavyside



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