

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

432 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,355,000

&

\$1,455,000

Median sale price

Median price \$1,707,500

Property Type House

Suburb Mont Albert North

Period - From 19/01/2025

to

18/01/2026

Source Property Data

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	10 Dunloe Av MONT ALBERT NORTH 3129	\$1,400,000	13/12/2025
2	430 Belmore Rd MONT ALBERT NORTH 3129	\$1,455,000	19/11/2025
3	79 Greythorn Rd BALWYN NORTH 3104	\$1,428,000	11/11/2025

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:

19/01/2026 11:31

432 Belmore Road, Mont Albert North Vic 3129

JellisCraig



 4  2  2

Rooms: 6

Property Type: house

Land Size: 675 sqm approx

Agent Comments

Simon Lord
0407 337 557
simonlord@jellisraig.com.au

Indicative Selling Price

\$1,355,000 - \$1,455,000

Median House Price

19/01/2025 - 18/01/2026: \$1,707,500

Comparable Properties



10 Dunloe Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,400,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx



430 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,455,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: House (Res)

Land Size: 675 sqm approx



79 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  1  2

Price: \$1,428,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 654 sqm approx

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



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