

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

5 Hotham Court, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$2,376,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2025

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	31 Burroughs Rd BALWYN 3103	\$4,146,000	07/03/2026
2	323 Belmore Rd BALWYN NORTH 3104	\$4,300,000	28/02/2026
3	4 Gordon St MONT ALBERT 3127	\$4,480,000	16/12/2025

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:

29/04/2026 16:15



5 3 5

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
Year ending March 2026: \$2,376,000

Comparable Properties



31 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$4,146,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 730 sqm approx



323 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$4,300,000
Method: Private Sale
Date: 28/02/2026
Property Type: House



4 Gordon St MONT ALBERT 3127 (REI/VG)

Agent Comments

5 4 4

Price: \$4,480,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 1027 sqm approx

Account - Marshall White | P: 03 9822 9999