

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

23 Botanic Walk, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$1,120,000

Median sale price

Median price

\$1,300,000

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

21/07/2024

to

20/07/2025

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	4/70 Dunloe Av MONT ALBERT NORTH 3129	\$1,115,000	16/04/2025
2	8/102-106 Watts St BOX HILL NORTH 3129	\$1,080,000	14/04/2025
3	1/2 Hotham St MONT ALBERT 3127	\$1,305,000	28/12/2024

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:

21/07/2025 10:23