

## 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

2/46 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

Unit

Suburb

Mont Albert North

Period-from

21 Jan 2025

to

21 Jul 2025

Source

Corelogic

### 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 6 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

1/38 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,382,000	12-Apr-25
2/8 ACCESS ROAD MONT ALBERT NORTH VIC 3129	\$1,350,000	18-Apr-25
2/38 PETER STREET BOX HILL NORTH VIC 3129	\$1,252,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 21 July 2025