

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 4/392 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$1,360,000 Property Type Townhouse Suburb Mont Albert North

Period - From 29/06/2025 to 28/06/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

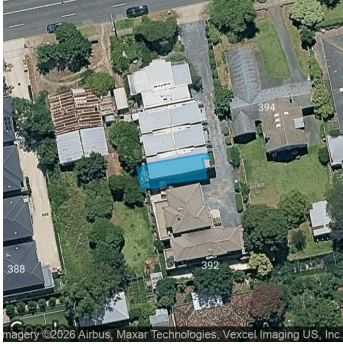
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/88 Thames St BOX HILL NORTH 3129	\$710,000	09/04/2026
2	1/11 Paisley St BOX HILL NORTH 3129	\$665,000	28/03/2026
3	2/392 Belmore Rd MONT ALBERT NORTH 3129	\$725,000	06/03/2026

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: 29/06/2026 10:45



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/88 Thames St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Single)



1/11 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



2/392 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

2 2 1

Price: \$725,000

Method: Private Sale

Date: 06/03/2026

Property Type: Townhouse (Single)