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 $3,500,000 & $3,800,000

Median sale price

Median price $1,942,000 Property Type House Suburb Mont Albert

Period - From 01/04/2026 to 30/06/2026 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	11 Vivianne Av MONT ALBERT NORTH 3129	$3,750,000	20/04/2026
2			
3			

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: 02/09/2026 11:04

5 Hotham Court, Mont Albert Vic 3127

Tim Heavyside
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0403020404
tim@heavyside.co



5 3 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
June quarter 2026: $1,942,000

Comparable Properties

11 Vivianne Av MONT ALBERT NORTH 3129 (REI)

5 5 2

Agent Comments

Price: $3,750,000
Method:
Date: 20/04/2026
Property Type: House

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.

Account - Heavyside

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