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	12 Queen Street, Belmont VIC 3216

Indicative selling price

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

Range between $599,999 & $659,000

Median sale price

Median price $546,500 Property Type Unit Suburb Belmont

Period - From 03/08/2025 to 02/02/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/4 The Avenue Belmont VIC 3216	$630,000	24/11/2025
3/48 South Street Belmont VIC 3216	$612,500	18/11/2025
2/26 Roslyn Road Belmont VIC 3216	$631,000	21/11/2025

This Statement of Information was prepared on: 03/02/2026