Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Watson Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $701,800 Property Type House Suburb Belmont

Period - From 12/09/2025 to 10/03/2026 Source Cotality™

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
5 Davis Street Belmont VIC 3216	$590,000	25/10/2025
1A Cornish Avenue Belmont VIC 3216	$600,000	15/10/2025
24 Evans Street Belmont VIC 3216	$601,000	25/02/2026

This Statement of Information was prepared on: 12/03/2026