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	51 Belmont Crescent, Montmorency Vic 3094

Indicative selling price

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

Single price $1,230,000

Median sale price

Median price $1,195,000 Property Type House Suburb Montmorency

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	4/19 Panorama Av LOWER PLENTY 3093	$1,275,000	10/07/2026
2	39 Ramptons Rd ELTHAM NORTH 3095	$1,240,000	28/05/2026
3	5 Kelvin Av MONTMORENCY 3094	$1,280,000	27/04/2026

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: 18/08/2026 16:54

JellisCraig



4 3 2

Property Type: House
Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price
$1,230,000
Median House Price
June quarter 2026: $1,195,000

Comparable Properties



4/19 Panorama Av LOWER PLENTY 3093 (REI)

4 3 2

Price: $1,275,000
Method: Private Sale
Date: 10/07/2026
Property Type: House

Agent Comments



39 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: $1,240,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 501 sqm approx

Agent Comments



5 Kelvin Av MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 27/04/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE

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