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<br>Including suburb and postcode | 3 Oxford Street, Belmont VIC 3216 |

## Indicative selling price

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

Range between $1,260,000 & $1,386,000

## Median sale price

Median price $701,800 Property Type House Suburb Belmont

Period - From 30/09/2025 to 29/03/2026 Source Cotality™

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

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 22 Amundsen Street Belmont VIC 3216 | $1,275,000 | 05/11/2025 |
| 4 McKenzie Street Belmont VIC 3216 | $1,350,000 | 27/10/2025 |
| | | |

This Statement of Information was prepared on: 30/03/2026