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 or locality and postcode	64 Oberon Drive, Belmont Vic 3216

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $720,000 Property Type House Suburb Belmont

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 18 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	26 Burdoo Dr GROVEDALE 3216	$635,000	25/11/2024
2	65 Pavo St BELMONT 3216	$690,000	16/10/2024
3	81 Laura Av BELMONT 3216	$669,000	07/08/2024

OR

~~**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 18 months.~~

This Statement of Information was prepared on: 10/01/2025 14:31

64 Oberon Drive, Belmont Vic 3216



3 2 2

Rooms: 4
Property Type: House
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median House Price
September quarter 2024: $720,000

Comparable Properties



26 Burdoo Dr GROVEDALE 3216 (REI)

3 2 2

Price: $635,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 673 sqm approx

Agent Comments



65 Pavo St BELMONT 3216 (REI/VG)

3 1 1

Price: $690,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



81 Laura Av BELMONT 3216 (REI/VG)

3 2 3

Price: $669,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 679 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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