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	109 Mt Pleasant Road, Belmont VIC 3216

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $700,000 Property Type House Suburb Belmont

Period - From 28/07/2024 to 27/01/2025 Source price_finder

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 two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
81 Laura Avenue Belmont VIC	$669,000	10/09/2024
34 Mount Pleasant Road Belmont VIC	$655,000	17/01/2025
1/33 Buckingham Road Newtown VIC	$675,000	18/12/2024

This Statement of Information was prepared on: 28/01/2025