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	58 Cambra Road, Belmont VIC 3216

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $700,000 Property Type House Suburb Belmont

Period - From 29/07/2024 to 28/01/2025 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
53 Davis Street Belmont VIC	$675,000	06/09/2024
18 Dorothy Avenue Belmont VIC	$650,000	30/09/2024
13 Roycroft Avenue Highton VIC	$660,000	14/12/2024

This Statement of Information was prepared on: 29/01/2025