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 and postcode	21 Davis Street, Belmont VIC 3216

Indicative selling price

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

Range between $635,000 & $675,003

Median sale price

Median price $690,000 Property Type House Suburb Belmont

Period - From 03/09/2024 to 02/03/2025 Source core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
65 Pavo Street Belmont VIC 3216	$690,000	08/10/2024
8 Kidman Avenue Belmont VIC 3216	$635,000	13/09/2024
3 Armagh Court Belmont VIC 3216	$650,000	25/09/2024

This Statement of Information was prepared on: 04/03/2025