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	28 Kidman Avenue, 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 19/08/2024 to 18/02/2025 Source price_finder

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

A* These are the three properties sold within two kilometres of the property of the sale in the last six 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
89 Laura Avenue Belmont VIC	$685,000	09/12/2024
65 Pavo Street Belmont VIC	$690,000	08/10/2024
18 Iona Avenue Belmont VIC	$676,000	11/10/2024

This Statement of Information was prepared on: 19/02/2025