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	2/23 Learmouth Street, Belmont VIC 3216

Indicative selling price

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

Range between $459,000 & $499,000

Median sale price

Median price $525,000 Property Type Unit Suburb Belmont

Period - From 05/08/2024 to 03/02/2025 Source price_finder

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

A* These are the three properties sold within five kilometres of the property of the 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
2/12 Duggan Court Highton VIC	$475,000	07/10/2024
2/25-27 Roslyn Road Belmont VIC	$470,000	26/10/2024
3/148 Francis Street Belmont VIC	$450,000	01/10/2024

This Statement of Information was prepared on: 05/02/2025