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	9 Arbour Grove, 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 $697,000 Property Type House Suburb Belmont

Period - From 21/10/2024 to 21/04/2025 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 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
1 Raydon Court Grovedale VIC	$680,000	17/02/2025
38 Marjorie Avenue Belmont VIC	$640,000	08/04/2025
34 Mount Pleasant Road Belmont VIC	$655,000	30/12/2024

This Statement of Information was prepared on: 22/04/2025