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	25a Olwen Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $526,000 Property Type Unit Suburb Belmont

Period - From 27/08/2024 to 26/02/2025 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 for 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
1/2a Eton Road Belmont VIC	$585,000	28/01/2025
6/36 Meadowvale Drive Grovedale VIC	$585,000	29/01/2025
2/12-14 Maus Street Highton VIC	$565,000	17/09/2024

This Statement of Information was prepared on: 27/02/2025