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	37 Walpole Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $699,000 Property Type House Suburb Belmont

Period - From 01/10/2024 to 30/03/2025 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
25 Cambridge Street Belmont VIC	$650,000	17/02/2025
64 Oberon Drive Belmont VIC	$645,000	24/01/2025
44 Learmouth Street Belmont VIC	$665,000	24/01/2025

This Statement of Information was prepared on: 31/03/2025