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	25 Davis Street, Belmont VIC 3216

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $692,500 Property Type House Suburb Belmont

Period - From 06/11/2024 to 05/05/2025 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
11 Cambridge Street Belmont VIC	$1,100,000	17/01/2025
4 Fairbrae Avenue Belmont VIC	$1,135,000	18/03/2025
24 Hill Street Belmont VIC	$1,100,000	12/03/2025

This Statement of Information was prepared on: 06/05/2025

25 Davis Street, Belmont VIC 3216

4 2 2

Property Type: House

David Gray

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Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending May 2025: $692,500

Comparable Properties



11 Cambridge Street Belmont VIC

3 2 2

Price: $1,100,000
Date: 17/01/2025
Property Type: House
Land Size: 585 sqm approx



4 Fairbrae Avenue Belmont VIC

3 2 1

Price: $1,135,000
Date: 18/03/2025
Property Type: House
Land Size: 715.428674 sqm approx



24 Hill Street Belmont VIC

4 2 2

Price: $1,100,000
Date: 12/03/2025
Property Type: House
Land Size: 636 sqm approx

Account - Buxton Highton | P: 03 5246 4300

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