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	3 Glenys Court, Belmont VIC 3216

Indicative selling price

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

Range between $849,000 & $889,000

Median sale price

Median price $685,000 Property Type House Suburb Belmont

Period - From 28/01/2024 to 28/07/2025 Source core_logic

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
13 Tanunda Grove Belmont VIC 3216	$850,000	21/06/2024
11 Pickett Crescent Belmont VIC 3216	$900,000	25/07/2024
28 Southdown Crescent Belmont VIC 3216	$885,000	19/09/2024

This Statement of Information was prepared on: 29/07/2025