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	117 Laura Avenue, Belmont VIC 3216

Indicative selling price

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

Single price $830,000

Median sale price

Median price $685,500 Property Type House Suburb Belmont

Period - From 23/03/2025 to 22/09/2025 Source Cotality™

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
35 Larcombe Street Highton VIC 3216	$845,000	30/07/2025
13 Murray Street Highton VIC 3216	$815,000	29/05/2025
7 Dunsmore Road Highton VIC 3216	$829,000	20/09/2025

This Statement of Information was prepared on: 23/09/2025