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	20 Colac Grove, Belmont VIC 3216

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $701,000 Property Type House Suburb Belmont

Period - From 14/01/2025 to 14/07/2025 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
22 Boolarong Drive Belmont VIC	$635,000	13/02/2025
11 Olwen Avenue Belmont VIC	$620,000	02/05/2025
67 Belle Vue Avenue Highton VIC	$625,000	15/02/2025

This Statement of Information was prepared on: 15/07/2025