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	1a Cornish Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $549,000 & $599,000

Median sale price

Median price $557,500 Property Type Unit Suburb Belmont

Period - From 09/03/2025 to 08/09/2025 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
1/16 Cornish Avenue Belmont VIC	$575,000	08/09/2025
1/5 Allitt Avenue Belmont VIC	$585,000	10/07/2025
1/2 Herbert Street Belmont VIC	$585,000	03/06/2025

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