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	13 Davis Street, Belmont VIC 3216

Indicative selling price

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

Range between $670,000 & $710,000

Median sale price

Median price $700,000 Property Type House 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
11 Strickland Avenue Highton VIC	$695,000	23/07/2025
27 Pavo Street Belmont VIC	$685,000	19/07/2025
70 Davis Street Belmont VIC	$706,000	26/07/2025

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