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	298 High Street, Belmont VIC 3216

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $686,600 Property Type House Suburb Belmont

Period - From 10/05/2025 to 09/11/2025 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
1A Autumn Street Belmont VIC 3216	$525,000	10/09/2025
87 Settlement Road Belmont VIC 3216	$510,000	23/07/2025
22 Stephen Street Belmont VIC 3216	$505,000	11/07/2025

This Statement of Information was prepared on: 10/11/2025