Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Hawthorn Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $700,000 Property Type House Suburb Belmont

Period - From 01/03/2025 to 31/08/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
4 Gill Street Belmont VIC	$740,000	13/03/2025
36 Mernda Parade Belmont VIC	$750,000	01/05/2025
19 Nott Street Belmont VIC	$700,000	21/06/2025

This Statement of Information was prepared on: 01/09/2025