

## 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

1/45 THE AVENUE BELMONT VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

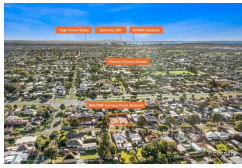
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 36B CAMBRA ROAD BELMONT VIC 3216   | \$309,000 | 24-Jul-25 |
| 10A DUNSMORE ROAD HIGHTON VIC 3216 | \$327,000 | 12-Mar-24 |
| 90 CAMDEN ROAD NEWTOWN VIC 3220    | \$355,000 | 31-Mar-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 August 2025



## 36B CAMBRA ROAD BELMONT VIC 3216

Sold Price

<sup>RS</sup> **\$309,000** <sup>UN</sup>

Sold Date

**24-Jul-25**



-



-



-

Distance

**1.69km**



## 10A DUNSMORE ROAD HIGHTON VIC 3216

Sold Price

**\$327,000**

Sold Date

**12-Mar-24**



-



-



-

Distance

**1.75km**



## 90 CAMDEN ROAD NEWTOWN VIC 3220

Sold Price

**\$355,000**

Sold Date

**31-Mar-25**



-



-



-

Distance

**1.79km**



## 8 ORILEY STREET CHARLEMONT VIC 3217

Sold Price

**\$332,000**

Sold Date

**03-Mar-25**



4



2



2

Distance

**4.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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## 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

2/45 THE AVENUE BELMONT VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 August 2025

## 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

3/45 THE AVENUE BELMONT VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,500

Property type

House

Suburb

Belmont

Period-from

01 Aug 2024

to

31 Jul 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

2/6 RICHARDSON STREET EAST GEELONG VIC 3219

\$280,000

14-Nov-24

9 YILDIZ STREET CHARLEMONT VIC 3217

\$280,000

15-Apr-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 August 2025



## 2/6 RICHARDSON STREET EAST GEELONG VIC 3219

Sold Price

**\$280,000**

Sold Date

**14-Nov-24**



-



-



-

Distance

**3.28km**



## 9 YILDIZ STREET CHARLEMONT VIC 3217

Sold Price

Sold Date

**15-Apr-25**



3



2



-

Distance

**4.89km**

RS = Recent sale

UN = Undisclosed Sale

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