

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

14 Stephen Street, Belmont VIC 3216

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$706,000

Property Type

House

Suburb

Belmont

Period - From

06/11/2025

to

05/05/2026

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
1/22 Torquay Road Belmont VIC 3216	\$650,000	05/01/2026
22 Highmont Drive Belmont VIC 3216	\$650,000	14/04/2026
4 Emerald Court Belmont VIC 3216	\$645,000	20/12/2025

This Statement of Information was prepared on:

06/05/2026