

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

18 BELVEDERE DRIVE MONTROSE VIC 3765

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Montrose

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

7 WALNUT DRIVE KILSYTH VIC 3137	\$918,000	06-May-26
12 BALMORAL STREET KILSYTH VIC 3137	\$980,000	22-Apr-26
22 THE AVENUE MONTROSE VIC 3765	-	04-Aug-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 August 2026



7 WALNUT DRIVE KILSYTH VIC 3137

4

2

2

Sold Price

\$918,000

Sold Date

06-May-26

Distance

1.35km



12 BALMORAL STREET KILSYTH VIC 3137

4

2

2

Sold Price

\$980,000

Sold Date

22-Apr-26

Distance

2.38km



22 THE AVENUE MONTROSE VIC 3765

3

2

2

Sold Price

RS

UN

-

Sold Date

04-Aug-26

Distance

0.62km



8 SENAR STREET KILSYTH VIC 3137

3

2

2

Sold Price

RS

\$955,000

Sold Date

25-Jun-26

Distance

1.9km

RS = Recent sale UN = Undisclosed Sale

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