

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 or
locality and postcode

18 Rowan Court, Belmont Vic 3216

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$760,000 Property Type House Suburb Belmont

Period - From 01/01/2026 to 31/03/2026 Source REIV

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
1	17 Rowan Ct BELMONT 3216	\$910,000	16/06/2026
2	19 Oberon Dr BELMONT 3216	\$800,000	30/05/2026
3	43 Waurnvale Dr BELMONT 3216	\$865,000	30/05/2026

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:

03/07/2026 16:10



3
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 2

Rooms: 4

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2026: \$760,000

Comparable Properties



17 Rowan Ct BELMONT 3216 (REI)

Agent Comments

4
 2
 2

Price: \$910,000

Method: Private Sale

Date: 16/06/2026

Property Type: House

Land Size: 712 sqm approx



19 Oberon Dr BELMONT 3216 (REI/VG)

Agent Comments

3
 2
 4

Price: \$800,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 681 sqm approx



43 Waurnvale Dr BELMONT 3216 (REI)

Agent Comments

3
 2
 2

Price: \$865,000

Method: Private Sale

Date: 30/05/2026

Property Type: House

Land Size: 641 sqm approx

Account - Jellis Craig | P: 03 5222 7325