

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

21 Mernda Parade, Belmont VIC 3216

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$701,800

Property Type

House

Suburb

Belmont

Period - From

16/09/2025

to

15/03/2026

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
9 Mernda Parade Belmont VIC 3216	\$862,000	25/02/2026
8 Oxford Street Belmont VIC 3216	\$860,000	03/12/2025
13 Cambridge Street BELMONT VIC 3216	\$870,000	25/09/2025

This Statement of Information was prepared on:

16/03/2026