

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

27 Dudley Street, Belmont VIC 3216

Indicative selling price

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

Range between

\$850,000

&

\$890,000

Median sale price

Median price

\$701,800

Property Type

House

Suburb

Belmont

Period - From

02/10/2025

to

01/04/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
117 Laura Avenue Belmont VIC 3216	\$830,000	12/10/2025
15 Tanunda Grove, Belmont VIC 3216	\$845,000	27/02/2026

This Statement of Information was prepared on:

02/04/2026