

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

39 Fairbrae Avenue, Belmont VIC 3216

Indicative selling price

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

Range between

\$890,000

&

\$960,000

Median sale price

Median price

\$697,000

Property Type

House

Suburb

Belmont

Period - From

02/08/2025

to

01/02/2026

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 Hendriks Court Highton VIC 3216	\$898,000	05/11/2025
25 Cedar Grove Highton VIC 3216	\$952,000	28/10/2025
25 Thornhill Road Highton VIC 3216	\$890,000	01/10/2025

This Statement of Information was prepared on:

02/02/2026