

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

61 Settlement Road, Belmont VIC 3216

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$743,500

Property Type

House

Suburb

Belmont

Period - From

18/02/2026

to

18/08/2026

Source

price_finder

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
8 Tasman Avenue Belmont VIC	\$650,000	31/03/2026
12 Dudley Street Belmont VIC	\$690,000	23/03/2026
133 Burdoo Drive Grovedale VIC	\$665,000	12/05/2026

This Statement of Information was prepared on:

19/08/2026