

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 Francis Street, Belmont VIC 3216

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$701,800

Property Type

House

Suburb

Belmont

Period - From

10/09/2025

to

09/03/2026

Source

Cotality™

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
29 Lloyd Street Belmont VIC 3216	\$815,000	10/02/2026
50 Laura Avenue Belmont VIC 3216	\$830,000	22/11/2025
33 Learmouth Street Belmont VIC 3216	\$786,500	28/11/2025

This Statement of Information was prepared on:

10/03/2026