

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

26 MITCHELL STREET BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,080,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Belmont

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

11 CAMBRIDGE STREET BELMONT VIC 3216	\$1,100,000	17-Jan-25
24 HILL STREET BELMONT VIC 3216	\$1,100,000	12-Mar-25
14 PAVO STREET BELMONT VIC 3216	\$1,082,000	22-Feb-25

OR

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 18 months.~~

This Statement of Information was prepared on: 25 June 2025



11 CAMBRIDGE STREET BELMONT VIC 3216

 3  2  1

Sold Price

\$1,100,000

Sold Date

17-Jan-25

Distance

1.11km



24 HILL STREET BELMONT VIC 3216

 4  2  2

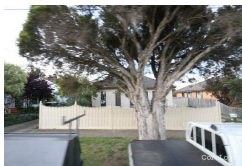
Sold Price

Sold Date

12-Mar-25

Distance

1.74km



14 PAVO STREET BELMONT VIC 3216

 4  2  2

Sold Price

\$1,082,000

Sold Date

22-Feb-25

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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