

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

71 Kidman Avenue, Belmont VIC 3216

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$701,000

Property Type

House

Suburb

Belmont

Period - From

16/01/2025

to

15/07/2025

Source

price_finder

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 Barry Court Grovedale VIC	\$765,000	12/02/2025
36 Mernda Parade Belmont VIC	\$750,000	01/05/2025
40 Learmouth Street Belmont VIC	\$760,000	21/05/2025

This Statement of Information was prepared on:

16/07/2025