

# 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

3/5 Hazel Street, Belmont VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$660,000

&

\$710,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Belmont

Period - From

10/12/2024

to

09/06/2025

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
6/4-6 Hazel Street Belmont VIC	\$700,000	30/05/2025
1/18 Arbour Grove Belmont VIC	\$699,000	23/01/2025
1/32 Iona Avenue Belmont VIC	\$685,000	15/02/2025

This Statement of Information was prepared on:

10/06/2025