

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 6/221 Roslyn Road, Belmont Vic 3216
Including suburb or locality and postcode

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$519,000 Property Type Unit Suburb Belmont

Period - From 01/04/2025 to 30/06/2025 Source REIV

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
1	23b Apex Av BELMONT 3216	\$690,000	31/01/2025
2	7/221 Roslyn Rd BELMONT 3216	\$650,000	27/12/2024
3	1/9 Wyuna Pde BELMONT 3216	\$656,000	03/10/2024

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: 11/07/2025 10:45



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Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
June quarter 2025: \$519,000

Comparable Properties



23b Apex Av BELMONT 3216 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 31/01/2025
Property Type: Villa
Land Size: 420 sqm approx



7/221 Roslyn Rd BELMONT 3216 (REI/VG)

Agent Comments

3 2 4

Price: \$650,000
Method: Private Sale
Date: 27/12/2024
Property Type: Unit
Land Size: 358 sqm approx



1/9 Wyuna Pde BELMONT 3216 (REI/VG)

Agent Comments

3 1 2

Price: \$656,000
Method: Private Sale
Date: 03/10/2024
Property Type: Unit
Land Size: 314 sqm approx

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