

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 or
locality and postcode

1 Milford Place, Belmont Vic 3216

Indicative selling price

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

Range between \$725,000

&

\$775,000

Median sale price

Median price \$685,000

Property Type House

Suburb Belmont

Period - From 01/07/2024

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	22 Crestmoor Dr HIGHTON 3216	\$767,000	04/07/2025
2	31 Iona Av BELMONT 3216	\$770,000	11/04/2025
3	4 Gill St BELMONT 3216	\$740,000	24/03/2025

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:

21/07/2025 15:45



Property Type: House (Previously Occupied - Detached)
Land Size: 704 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000 - \$775,000
Median House Price
 Year ending June 2025: \$685,000

Comparable Properties



22 Crestmoor Dr HIGHTON 3216 (REI)

Agent Comments



Price: \$767,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 647 sqm approx



31 Iona Av BELMONT 3216 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 715 sqm approx



4 Gill St BELMONT 3216 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 24/03/2025
Property Type: House
Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 5222 7325