

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

4/17 Colac Grove Belmont

## Indicative selling price

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

Single price

\$\*

or range between

\$440,000

&

\$480,000

## Median sale price

Median price

\$560,000

Property type

Residential unit

Suburb

Belmont

Period - From

August 2024

to

July 2025

Source

Realestate.com.au

## 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.

1.	4/215 High Street Belmont	\$485,000	14 April 2025
2.	2/2 Uno Street Belmont	\$435,000	25 Nov 2024
3.	11/10 Fitzroy Street Geelong	\$430,000	22 May 2025

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: