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## 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

6/145 ROSLYN ROAD BELMONT VIC 3216

### Indicative selling price

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

Single Price

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Belmont

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/4 SHARA COURT BELMONT VIC 3216       | \$460,000 | 18-Dec-25 |
| 1/21 LEARMOUTH STREET BELMONT VIC 3216 | \$480,000 | 30-Nov-25 |
| 7/147 ROSLYN ROAD BELMONT VIC 3216     | \$500,000 | 07-Nov-25 |

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: 20 December 2025



**2/4 SHARA COURT BELMONT VIC 3216**

Sold Price

<sup>RS</sup> **\$460,000** Sold Date **18-Dec-25**

2 1 1

Distance **1.69km**



**1/21 LEARMOUTH STREET BELMONT VIC 3216**

Sold Price

<sup>RS</sup> **\$480,000** Sold Date **30-Nov-25**

2 1 1

Distance **1.06km**



**7/147 ROSLYN ROAD BELMONT VIC 3216**

Sold Price

**\$500,000** Sold Date **07-Nov-25**

2 1 1

Distance **0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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