

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

7 FIFE COURT 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

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,600

Property type

House

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

104 REYNOLDS ROAD BELMONT VIC 3216	\$670,000	23-Oct-25
46 REYNOLDS ROAD BELMONT VIC 3216	\$640,000	14-May-25
11 SUMMIT AVENUE BELMONT VIC 3216	\$640,000	23-Sep-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: 02 December 2025



104 REYNOLDS ROAD BELMONT VIC 3216

3 2 1

Sold Price

\$670,000

Sold Date

23-Oct-25

Distance

1.89km



46 REYNOLDS ROAD BELMONT VIC 3216

3 2 2

Sold Price

\$640,000

Sold Date

14-May-25

Distance

2.2km



11 SUMMIT AVENUE BELMONT VIC 3216

2 2 -

Sold Price

^{RS} **\$640,000**

Sold Date

23-Sep-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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