

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

8/159 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

or range
between

\$259,000

&

\$279,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Belmont

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/145 BARRABOOL ROAD HIGHTON VIC 3216	\$279,000	15-Jan-25
4/145 BARRABOOL ROAD HIGHTON VIC 3216	\$279,000	20-Nov-24
7/105 GERTRUDE STREET GEELONG WEST VIC 3218	\$267,000	10-Jan-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: 03 June 2025



3/145 BARRABOOL ROAD HIGHTON VIC 3216

2 1 1

Sold Price **\$279,000** Sold Date **15-Jan-25**

Distance **1.7km**



4/145 BARRABOOL ROAD HIGHTON VIC 3216

1 1 1

Sold Price Sold Date **20-Nov-24**

Distance **1.7km**



7/105 GERTRUDE STREET GEELONG WEST VIC 3218

1 1 1

Sold Price **\$267,000** Sold Date **10-Jan-25**

Distance **3.43km**

RS = Recent sale

UN = Undisclosed Sale

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