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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

34 CHERYL CRESCENT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Belmont

Period-from

01 Oct 2024

to

30 Sep 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

81 TORQUAY ROAD BELMONT VIC 3216

\$664,000

04-Oct-25

14 FAIRFIELD AVENUE BELMONT VIC 3216

\$748,000

16-Sep-25

24 DUDLEY STREET BELMONT VIC 3216

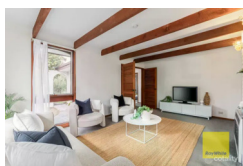
\$725,000

30-Aug-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: 07 October 2025



81 TORQUAY ROAD BELMONT VIC 3216

Sold Price

^{RS} **\$664,000** Sold Date **04-Oct-25**

3 2 1

Distance **0.1km**



14 FAIRFIELD AVENUE BELMONT VIC 3216

Sold Price

^{RS} **\$748,000** Sold Date **16-Sep-25**

3 1 4

Distance **0.12km**



24 DUDLEY STREET BELMONT VIC 3216

Sold Price

^{RS} **\$725,000** Sold Date **30-Aug-25**

5 2 2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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