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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

1/44 TORQUAY 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Belmont

Period-from

01 Jun 2025

to

31 May 2026

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

24/5 PETER STREET GROVEDALE VIC 3216	\$460,000	10-Feb-26
9/9 MORETTI COURT MARSHALL VIC 3216	\$441,000	23-Jan-26
2/4 SHARA COURT BELMONT VIC 3216	\$460,000	16-Dec-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: 11 March 2026



**24/5 PETER STREET GROVEDALE
VIC 3216**

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date **10-Feb-26**

Distance **2.66km**



**9/9 MORETTI COURT MARSHALL
VIC 3216**

2 1 1

Sold Price

^{RS} **\$441,000**

Sold Date **23-Jan-26**

Distance **1.3km**



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

1 1 1

Sold Price

\$460,000

Sold Date **16-Dec-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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