

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

4/17 Colac Grove Belmont

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$430,000 & \$450,000

Median sale price

Median price \$570,000

Property type Residential Unit

Suburb Belmont

Period - From Feb 2025

to

Jan 2026

Source Realestate.com.au

Comparable property sales

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
3/42 Apex Avenue Belmont	\$445,000	30 Jan 2026
3/8 Iona Avenue Belmont	\$412,500	19 Jan 2026
3/17 Colac Grove Belmont	\$450,000	17 June 2025

This Statement of Information was prepared on: 02/02/2026