

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

23 CAMBRA 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Belmont

Period-from

01 May 2025

to

30 Apr 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

4 EMERALD COURT BELMONT VIC 3216	\$645,000	20-Dec-25
24 BAILEY STREET BELMONT VIC 3216	\$630,000	13-Nov-25
2 VOCE COURT BELMONT VIC 3216	\$620,000	29-Oct-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: 04 May 2026

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4 EMERALD COURT BELMONT VIC 3216

Sold Price

\$645,000

Sold Date

20-Dec-25

3

1

2

Distance

0.83km



24 BAILEY STREET BELMONT VIC 3216

Sold Price

\$630,000

Sold Date

13-Nov-25

3

1

1

Distance

0.71km



2 VOCE COURT BELMONT VIC 3216

Sold Price

\$620,000

Sold Date

29-Oct-25

3

1

2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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