

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Henry Street, Belmont VIC 3216

Indicative selling price

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

Range between

\$765,000

&

\$795,000

Median sale price

Median price

\$706,000

Property Type

House

Suburb

Belmont

Period - From

26/10/2025

to

26/04/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 33 Learmouth Street Belmont VIC 3216 | \$786,500 | 28/11/2025 |
| 97 Laura Avenue Belmont VIC 3216 | \$770,000 | 11/04/2026 |
| 4 Glyn Street Belmont VIC 3216 | \$784,000 | 19/11/2025 |

This Statement of Information was prepared on:

27/04/2026