

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

157 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

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

\$996,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,500

Property type

House

Suburb

Selby

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	\$1,080,000	21-May-25
6 MASKELL STREET SELBY VIC 3159	\$1,040,000	09-May-25
12 WARATAH AVENUE SELBY VIC 3159	\$1,082,200	16-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 July 2025



159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

Sold Price

^{RS} \$1,080,000

Sold Date

21-May-25



4



2



-

Distance

0.03km



6 MASKELL STREET SELBY VIC 3159

Sold Price

^{RS} \$1,040,000

Sold Date

09-May-25



3



2



7

Distance

0.55km



12 WARATAH AVENUE SELBY VIC 3159

Sold Price

\$1,082,200

Sold Date

16-Apr-25



4



2



3

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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