

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

40 GREY STREET BELGRAVE VIC 3160

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

\$655,000

&

\$720,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Belgrave

Period-from

01 Aug 2024

to

31 Jul 2025

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 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

56 BEST STREET BELGRAVE VIC 3160	\$655,000	20-Mar-25
11 KAYE ROAD UPWEY VIC 3158	\$701,050	21-Jul-25
50 ARBOR AVENUE BELGRAVE VIC 3160	\$655,000	27-May-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 August 2025

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56 BEST STREET BELGRAVE VIC 3160

Sold Price

\$655,000

Sold Date

20-Mar-25

 2

 1

 1

Distance

0.5km



11 KAYE ROAD UPWEY VIC 3158

Sold Price

^{RS} **\$701,050**

Sold Date

21-Jul-25

 3

 1

 2

Distance

1.58km



50 ARBOR AVENUE BELGRAVE VIC 3160

Sold Price

^{RS} **\$655,000**

Sold Date

27-May-25

 3

 1

 1

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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