

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

8 JOHNS 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Selby

Period-from

01 Jun 2024

to

31 May 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

20 BLAIR ROAD BELGRAVE VIC 3160	\$601,500	16-Apr-25
8 WEDGEWOOD AVENUE BELGRAVE VIC 3160	\$639,500	06-May-25
88 TEMPLE ROAD SELBY VIC 3159	\$710,000	24-Jan-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: 10 June 2025

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20 BLAIR ROAD BELGRAVE VIC 3160

Sold Price

^{RS} **\$601,500** ^{UN}

Sold Date

16-Apr-25

 5

 1

 -

Distance

1.83km



**8 WEDGEWOOD AVENUE
BELGRAVE VIC 3160**

Sold Price

^{RS} **\$639,500** ^{UN}

Sold Date

06-May-25

 4

 1

 -

Distance

2.46km



88 TEMPLE ROAD SELBY VIC 3159

Sold Price

\$710,000

Sold Date

24-Jan-25

 5

 2

 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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