

## 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

26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Belgrave

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

47 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	\$820,000	28-Apr-25
2 BANOOL ROAD SELBY VIC 3159	\$833,500	21-Mar-25
24 MASKELLS HILL ROAD SELBY VIC 3159	\$816,000	15-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: 24 June 2025



## 47 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

Sold Price

<sup>RS</sup> \$820,000

Sold Date

28-Apr-25

3

1

-

Distance

0.31km



## 2 BANOOL ROAD SELBY VIC 3159

Sold Price

\$833,500

Sold Date

21-Mar-25

4

2

2

Distance

1.18km



## 24 MASKELLS HILL ROAD SELBY VIC 3159

Sold Price

\$816,000

Sold Date

15-Jan-25

4

2

2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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