Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	116 Church Street, Grovedale VIC 3216

Indicative selling price

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

Range between $695,000 & $760,000

Median sale price

Median price $680,000 Property Type House Suburb Grovedale

Period - From 23/07/2025 to 22/01/2026 Source Cotality™

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

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

Address of comparable property	Price	Date of sale
53 Bickford Road Grovedale VIC 3216	$715,000	21/10/2025
11 Hazel Street Belmont VIC 3216	$750,000	08/10/2025

This Statement of Information was prepared on: 23/01/2026