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	2/166 GROVE ROAD GROVEDALE VIC 3216

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	$650,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$516,000	Property type	Unit	Suburb	Grovedale
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
25B OLWEN AVENUE BELMONT VIC 3216	$545,000	29-Jul-25
12/11 BRANDON MEWS GROVEDALE VIC 3216	$600,000	31-Oct-25
1/6 CRANMERE AVENUE BELMONT VIC 3216	$695,000	09-Aug-25

OR

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 18 months.~~

This Statement of Information was prepared on: 03 July 2026

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25B OLWEN AVENUE BELMONT VIC 3216

3 2 2

Sold Price **$545,000** Sold Date **29-Jul-25**

Distance **0.59km**



12/11 BRANDON MEWS GROVEDALE VIC 3216

3 2 1

Sold Price **$600,000** Sold Date **31-Oct-25**

Distance **0.94km**



1/6 CRANMERE AVENUE BELMONT VIC 3216

3 2 2

Sold Price **$695,000** Sold Date **09-Aug-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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