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<br>Including suburb and postcode | 76 BELGRAVE-HALLAM ROAD 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 | $760,000 | & | $799,000 |

## 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 |
|---|---|---|
| 5 BROADWAY BELGRAVE VIC 3160 | $760,000 | 21-Jun-25 |
| 9 PARK DRIVE BELGRAVE VIC 3160 | $770,000 | 14-Apr-25 |
| 42 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160 | $766,500 | 24-Oct-24 |

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.~~

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**5 BROADWAY BELGRAVE VIC 3160**

3 1 2

Sold Price RS $760,000 Sold Date 21-Jun-25

Distance 0.48km



**9 PARK DRIVE BELGRAVE VIC 3160**

2 2 4

Sold Price $770,000 Sold Date 14-Apr-25

Distance 0.44km



**42 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160**

3 1 2

Sold Price $766,500 Sold Date 24-Oct-24

Distance 0.9km

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

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