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	175 MT MORTON ROAD BELGRAVE HEIGHTS 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	$995,000	&	$1,094,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,060,000	Property type	House	Suburb	Belgrave Heights
Period-from	01 Sep 2024	to	31 Aug 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
2 MENLO AVENUE TECOMA VIC 3160	$1,020,000	30-May-25
8 HILLSIDE GROVE UPWEY VIC 3158	$1,052,000	08-Oct-24
18 BROADWAY BELGRAVE VIC 3160	$1,091,000	28-Mar-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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2 MENLO AVENUE TECOMA VIC 3160

3 2 -

Sold Price **$1,020,000** Sold Date **30-May-25**

Distance **3.1km**



8 HILLSIDE GROVE UPWEY VIC 3158

3 2 2

Sold Price **$1,052,000** Sold Date **08-Oct-24**

Distance **1.8km**



18 BROADWAY BELGRAVE VIC 3160

4 2 2

Sold Price **$1,091,000** Sold Date **28-Mar-24**

Distance **1.24km**

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

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