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	3 RAILWAY PLACE 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	$820,000	&	$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$799,000	Property type	House	Suburb	Belgrave
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
26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	$820,000	18-Aug-25
18 WATTLE AVENUE BELGRAVE VIC 3160	$895,000	23-Apr-25
9 HARDHAM STREET BELGRAVE VIC 3160	$892,600	03-Jul-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: 17 September 2025

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26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

5 2 1

Sold Price RS $820,000 Sold Date 18-Aug-25

Distance 0.23km



18 WATTLE AVENUE BELGRAVE VIC 3160

3 2 2

Sold Price $895,000 Sold Date 23-Apr-25

Distance 0.55km



9 HARDHAM STREET BELGRAVE VIC 3160

4 2 2

Sold Price $892,600 Sold Date 03-Jul-25

Distance 1km

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

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