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	48 MCNICOL 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	House	Suburb	Belgrave
Period-from	01 May 2025	to	30 Apr 2026	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
1514 BURWOOD HIGHWAY TECOMA VIC 3160	$865,000	21-Jan-26
1 RUTHERFORD ROAD TECOMA VIC 3160	$875,000	12-Mar-26
22 HAZEL GROVE TECOMA VIC 3160	$875,000	16-Apr-26

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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Chandler and Co Real Estate
P 97546888
M 97546888
E office@chandlerandco.com.au



1514 BURWOOD HIGHWAY TECOMA VIC 3160

3 2 2

Sold Price **$865,000** Sold Date **21-Jan-26**

Distance **0.68km**



1 RUTHERFORD ROAD TECOMA VIC 3160

3 2 1

Sold Price **$875,000** Sold Date **12-Mar-26**

Distance **0.73km**



22 HAZEL GROVE TECOMA VIC 3160

3 2 2

Sold Price RS **$875,000** Sold Date **16-Apr-26**

Distance **1.5km**

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

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