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	10 LIEGE STREET SELBY VIC 3159

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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$833,000	Property type	House	Suburb	Selby
Period-from	01 Jan 2025	to	31 Dec 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
183 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	$860,000	22-Dec-25
2 TWO BAYS CRESCENT SELBY VIC 3159	$850,000	03-Apr-25
7 ARGONNE PARADE SELBY VIC 3159	$832,500	25-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: 30 January 2026

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183 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

3 1 1

Sold Price RS $860,000 Sold Date 22-Dec-25

Distance 0.34km



2 TWO BAYS CRESCENT SELBY VIC 3159

3 1 4

Sold Price $850,000 Sold Date 03-Apr-25

Distance 0.51km



7 ARGONNE PARADE SELBY VIC 3159

3 1 2

Sold Price $832,500 Sold Date 25-Jul-25

Distance 0.05km

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

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