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	7 AVONSIDE 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	$870,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,060,000	Property type	House	Suburb	Belgrave Heights
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
4 HUON ROAD BELGRAVE HEIGHTS VIC 3160	$922,000	05-Dec-24
1 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160	$871,500	23-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.

This Statement of Information was prepared on: 12 March 2025

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4 HUON ROAD BELGRAVE HEIGHTS VIC 3160

3 2 2

Sold Price RS $922,000 Sold Date 05-Dec-24

Distance 0.41km



1 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160

4 1 -

Sold Price $871,500 Sold Date 23-Oct-24

Distance 0.53km

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

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