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	4 BELGRAVE-GEMBROOK 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	$660,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Belgrave
Period-from	01 Nov 2024	to	31 Oct 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
5 HEATHERMONT AVENUE BELGRAVE VIC 3160	$690,000	25-Aug-25
40 GREY STREET BELGRAVE VIC 3160	$685,000	28-Aug-25
7 CURRIE AVENUE TECOMA VIC 3160	$671,000	20-Sep-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: 22 November 2025

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5 HEATHERMONT AVENUE BELGRAVE VIC 3160

2 1 1

Sold Price **$690,000** Sold Date **25-Aug-25**

Distance **0.14km**



40 GREY STREET BELGRAVE VIC 3160

3 1 4

Sold Price **$685,000** Sold Date **28-Aug-25**

Distance **0.79km**



7 CURRIE AVENUE TECOMA VIC 3160

3 1 1

Sold Price RS **$671,000** Sold Date **20-Sep-25**

Distance **0.98km**

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

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