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	5 JACKSONS HILL ROAD MENZIES CREEK 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	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,055,000	Property type	House	Suburb	Menzies Creek
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
107 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	$815,000	02-Jul-25
26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	$820,000	18-Aug-25
57 BELGRAVE-HALLAM ROAD BELGRAVE VIC 3160	$820,000	27-Jun-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 November 2025

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107 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

3 1 3

Sold Price **$815,000** Sold Date **02-Jul-25**

Distance **2.12km**



26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

3 2 1

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

Distance **3.27km**



57 BELGRAVE-HALLAM ROAD BELGRAVE VIC 3160

5 1 1

Sold Price Sold Date **27-Jun-25**

Distance **3.83km**

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

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