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<br>Including suburb and postcode | 66 STATION STREET 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 | $620,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $820,000 | Property type | House | Suburb | Belgrave |
| Period-from | 01 Mar 2025 | to | 28 Feb 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 |
|---|---|---|
| 86 STATION STREET BELGRAVE VIC 3160 | $655,000 | 08-Oct-25 |
| 60 MCNICOL ROAD BELGRAVE VIC 3160 | $677,500 | 06-Nov-25 |
| 5 BENSON STREET BELGRAVE VIC 3160 | $650,000 | 11-Dec-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 March 2026

Sharyn Chandler
P 039754 6888
M 0439882442
E sharyn@chandlerandco.com.au



**86 STATION STREET BELGRAVE VIC 3160**

2 1 1

Sold Price **$655,000** Sold Date **08-Oct-25**

Distance **0.2km**



**60 MCNICOL ROAD BELGRAVE VIC 3160**

2 1 4

Sold Price RS **$677,500** Sold Date **06-Nov-25**

Distance **0.83km**



**5 BENSON STREET BELGRAVE VIC 3160**

3 1 -

Sold Price **$650,000** Sold Date **11-Dec-25**

Distance **0.25km**

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

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