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	11 CHARLES 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	$720,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$857,500	Property type	House	Suburb	Selby
Period-from	01 Aug 2025	to	31 Jul 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
155 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	$742,000	24-Sep-25
8 HARDY STREET SELBY VIC 3159	$775,000	13-Jun-26
4 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	$740,000	27-Nov-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: 18 August 2026

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155 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

2 1 5

Sold Price **$742,000** Sold Date **24-Sep-25**

Distance **0.3km**



8 HARDY STREET SELBY VIC 3159

3 1 -

Sold Price **$775,000** Sold Date **13-Jun-26**

Distance **0.48km**



4 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

3 1 1

Sold Price **$740,000** Sold Date **27-Nov-25**

Distance **1.62km**

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

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