

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

24 JUDKINS AVENUE 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Belgrave

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

21 BELGRAVE-HALLAM ROAD BELGRAVE VIC 3160	\$650,000	20-Nov-24
4 BANOOL ROAD SELBY VIC 3159	\$694,000	22-Jan-25
4 COLE AVENUE BELGRAVE VIC 3160	\$720,000	23-Nov-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: 28 March 2025



21 BELGRAVE-HALLAM ROAD

BELGRAVE VIC 3160

3

1

2

Sold Price

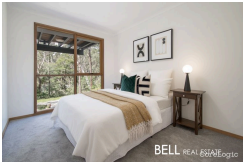
\$650,000

Sold Date

20-Nov-24

Distance

0.55km



4 BANOOL ROAD SELBY VIC 3159

3

1

-

Sold Price

\$694,000

Sold Date

22-Jan-25

Distance

1.38km



4 COLE AVENUE BELGRAVE VIC

3160

3

1

1

Sold Price

\$720,000

Sold Date

23-Nov-24

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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