

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

18 WATTLE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Belgrave

Period-from

01 Apr 2024

to

31 Mar 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

20 WATTLE AVENUE BELGRAVE VIC 3160	\$863,711	28-Feb-25
25 TERRY'S AVENUE BELGRAVE VIC 3160	\$865,000	30-Oct-24
13 BRENDA GROVE TECOMA VIC 3160	\$837,500	13-Feb-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: 16 April 2025



20 WATTLE AVENUE BELGRAVE VIC 3160

Sold Price

\$863,711

Sold Date

28-Feb-25



4



1



1

Distance

0.03km



25 TERRY'S AVENUE BELGRAVE VIC 3160

Sold Price

\$865,000

Sold Date

30-Oct-24



3



2



1

Distance

0.12km



13 BRENDA GROVE TECOMA VIC 3160

Sold Price

^{RS} **\$837,500**

Sold Date

13-Feb-25



3



2



2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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