

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



155 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159 Sold Price **\$742,000** Sold Date **24-Sep-25**

2 1 5

Distance **0.3km**



8 HARDY STREET SELBY VIC 3159 Sold Price **\$775,000** Sold Date **13-Jun-26**

3 1 -

Distance **0.48km**



4 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160 Sold Price **\$740,000** Sold Date **27-Nov-25**

3 1 1

Distance **1.62km**

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

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