

## 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

1576 BURWOOD HIGHWAY TECOMA VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Tecoma

Period-from

01 May 2024

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 16 MCNICOL ROAD BELGRAVE VIC 3160  | \$800,000 | 29-Nov-24 |
| 96 MARTIN STREET BELGRAVE VIC 3160 | \$860,000 | 13-Jan-25 |
| 9 PARK DRIVE BELGRAVE VIC 3160     | \$770,000 | 15-Apr-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: 27 May 2025

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**16 MCNICOL ROAD BELGRAVE VIC 3160**

Sold Price

**\$800,000**

Sold Date

**29-Nov-24**

 2

 1

 2

Distance

**0.32km**



**96 MARTIN STREET BELGRAVE VIC 3160**

Sold Price

**\$860,000**

Sold Date

**13-Jan-25**

 3

 2

 2

Distance

**1.13km**



**9 PARK DRIVE BELGRAVE VIC 3160**

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**15-Apr-25**

 2

 2

 -

Distance

**1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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