

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

3 RAILWAY PLACE 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

\$820,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

House

Suburb

Belgrave

Period-from

01 Sep 2024

to

31 Aug 2025

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

26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	\$820,000	18-Aug-25
18 WATTLE AVENUE BELGRAVE VIC 3160	\$895,000	23-Apr-25
9 HARDHAM STREET BELGRAVE VIC 3160	\$892,600	03-Jul-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: 17 September 2025



26 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

5 2 1

Sold Price

^{RS}

\$820,000

Sold Date

18-Aug-25

Distance

0.23km



18 WATTLE AVENUE BELGRAVE VIC 3160

3 2 2

Sold Price

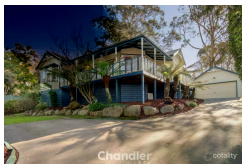
\$895,000

Sold Date

23-Apr-25

Distance

0.55km



9 HARDHAM STREET BELGRAVE VIC 3160

4 2 2

Sold Price

\$892,600

Sold Date

03-Jul-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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