

## 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

40 GREY STREET BELGRAVE 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

\$655,000

&

\$720,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Belgrave

Period-from

01 Aug 2024

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 56 BEST STREET BELGRAVE VIC 3160  | \$655,000 | 20-Mar-25 |
| 11 KAYE ROAD UPWEY VIC 3158       | \$701,050 | 21-Jul-25 |
| 50 ARBOR AVENUE BELGRAVE VIC 3160 | \$655,000 | 27-May-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: 11 August 2025

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### 56 BEST STREET BELGRAVE VIC 3160

Sold Price

**\$655,000**

Sold Date

**20-Mar-25**

 2

 1

 1

Distance

**0.5km**



### 11 KAYE ROAD UPWEY VIC 3158

Sold Price

<sup>RS</sup> **\$701,050**

Sold Date

**21-Jul-25**

 3

 1

 2

Distance

**1.58km**



### 50 ARBOR AVENUE BELGRAVE VIC 3160

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**27-May-25**

 3

 1

 1

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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