

## 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

403 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$1,080,000

&

\$1,178,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$911,250

Property type

House

Suburb

Emerald

Period-from

01 Dec 2024

to

30 Nov 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 5 ORCHARD GROVE EMERALD VIC 3782            | \$1,135,000 | 30-Sep-25 |
| 427 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782 | \$1,111,750 | 23-Sep-25 |
| 6 PINNOCKS ROAD EMERALD VIC 3782            | \$1,080,000 | 13-Jun-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: 04 December 2025



**5 ORCHARD GROVE EMERALD VIC 3782**

Sold Price

<sup>RS</sup>

**\$1,135,000**

Sold Date

**30-Sep-25**



5



2



2

Distance

**0.81km**



**427 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782**

Sold Price

**\$1,111,750**

Sold Date

**23-Sep-25**



4



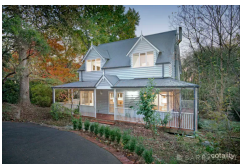
2



8

Distance

**1.15km**



**6 PINNOCKS ROAD EMERALD VIC 3782**

Sold Price

**\$1,080,000**

Sold Date

**13-Jun-25**



3



1



2

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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