

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

5 SELBY-AURA ROAD 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Selby

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

14 JOHNS ROAD SELBY VIC 3159	\$810,000	12-Feb-25
20 WATTLE AVENUE BELGRAVE VIC 3160	\$863,711	28-Feb-25
32 ARBOR AVENUE BELGRAVE VIC 3160	\$800,000	16-Nov-24

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: 06 May 2025

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14 JOHNS ROAD SELBY VIC 3159

Sold Price

\$810,000

Sold Date

12-Feb-25



3



2



6

Distance

0.37km



**20 WATTLE AVENUE BELGRAVE
VIC 3160**

Sold Price

\$863,711

Sold Date

28-Feb-25



4



1



1

Distance

2.45km



**32 ARBOR AVENUE BELGRAVE VIC
3160**

Sold Price

\$800,000

Sold Date

16-Nov-24



3



2



-

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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