

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

68 KAOLA STREET 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

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Belgrave

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

63 BAYVIEW ROAD BELGRAVE VIC 3160	\$925,000	15-Oct-25
68 PARK DRIVE BELGRAVE VIC 3160	\$922,000	11-Sep-25
7 ALPINE AVENUE UPWEY VIC 3158	\$930,000	04-Sep-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: 08 December 2025



63 BAYVIEW ROAD BELGRAVE VIC 3160

4 2 1

Sold Price

^{RS} **\$925,000**

Sold Date

15-Oct-25

Distance

1.12km



68 PARK DRIVE BELGRAVE VIC 3160

4 2 2

Sold Price

\$922,000

Sold Date

11-Sep-25

Distance

1.27km



7 ALPINE AVENUE UPWEY VIC 3158

4 2 2

Sold Price

^{RS} **\$930,000**

Sold Date

04-Sep-25

Distance

1.9km



61 ALEXANDER AVENUE UPWEY VIC 3158

4 2 -

Sold Price

\$936,000

Sold Date

16-Oct-25

Distance

2.12km



168 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160

4 2 2

Sold Price

^{RS} **\$910,000**

Sold Date

09-Oct-25

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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