

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

7 AVONSIDE ROAD BELGRAVE HEIGHTS 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

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Belgrave Heights

Period-from

01 Mar 2024

to

28 Feb 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

4 HUON ROAD BELGRAVE HEIGHTS VIC 3160	\$922,000	05-Dec-24
1 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160	\$871,500	23-Oct-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: 12 March 2025



4 HUON ROAD BELGRAVE HEIGHTS VIC 3160

 3  2  2

Sold Price

^{RS}

\$922,000

Sold Date

05-Dec-24

Distance

0.41km



1 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160

 4  1  -

Sold Price

\$871,500

Sold Date

23-Oct-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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