

## 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

128 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

### 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

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Selby

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 8 HARDY STREET SELBY VIC 3159       | \$775,000 | 13-Jun-26 |
| 32 NATION ROAD SELBY VIC 3159       | \$745,000 | 07-May-26 |
| 66 STATION STREET BELGRAVE VIC 3160 | \$722,500 | 26-Mar-26 |

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: 14 September 2026



**8 HARDY STREET SELBY VIC 3159** Sold Price **\$775,000** Sold Date **13-Jun-26**

3 1 -

Distance **0.64km**



**32 NATION ROAD SELBY VIC 3159** Sold Price **\$745,000** Sold Date **07-May-26**

3 1 4

Distance **0.62km**



**66 STATION STREET BELGRAVE VIC 3160** Sold Price **\$722,500** Sold Date **26-Mar-26**

2 1 2

Distance **1.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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