

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

16 COLBY DRIVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Belgrave Heights

Period-from

01 May 2025

to

30 Apr 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

5 WOMBALANA ROAD SELBY VIC 3159	\$870,000	31-Mar-26
50 FERGUSON STREET UPWEY VIC 3158	\$860,000	28-Nov-25
1359 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	\$850,000	05-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: 25 May 2026



5 WOMBALANA ROAD SELBY VIC 3159

Sold Price

\$870,000

Sold Date

31-Mar-26



3



2



6

Distance

1.85km



50 FERGUSON STREET UPWEY VIC 3158

Sold Price

\$860,000

Sold Date

28-Nov-25



3



2



2

Distance

3.08km



1359 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156

Sold Price

^{RS} **\$850,000**

Sold Date

05-Mar-26



3



2



4

Distance

4.03km

RS = Recent sale

UN = Undisclosed Sale

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