

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

2 GILMORE COURT BELGRAVE SOUTH 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

\$820,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,500

Property type

Farm

Suburb

Belgrave South

Period-from

01 Aug 2025

to

31 Jul 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

7 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160	\$890,000	17-Mar-26
19 BELLBIRD STREET BELGRAVE VIC 3160	\$862,000	19-Mar-26
26 GREY STREET BELGRAVE VIC 3160	\$890,000	31-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: 10 August 2026



7 GRANDVIEW ROAD BELGRAVE HEIGHTS VIC 3160

3 1 2

Sold Price **\$890,000** Sold Date **17-Mar-26**

Distance **1.01km**



19 BELLBIRD STREET BELGRAVE VIC 3160

3 1 1

Sold Price **\$862,000** Sold Date **19-Mar-26**

Distance **1.59km**



26 GREY STREET BELGRAVE VIC 3160

3 1 2

Sold Price **\$890,000** Sold Date **31-Mar-26**

Distance **2.14km**

RS = Recent sale UN = Undisclosed Sale

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