

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

432 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Emerald

Period-from

01 Jun 2025

to

31 May 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

13 ALFRED GROVE EMERALD VIC 3782	\$773,000	14-May-25
2 DUNSTAN ROAD AVONSLEIGH VIC 3782	\$770,000	18-Mar-26
11 DURBAN ROAD EMERALD VIC 3782	\$803,000	20-Nov-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.~~

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13 ALFRED GROVE EMERALD VIC 3782

Sold Price

\$773,000

Sold Date

14-May-25

 3

 1

 2

Distance

0.46km



2 DUNSTAN ROAD AVONSLEIGH VIC 3782

Sold Price

\$770,000

Sold Date

18-Mar-26

 3

 1

 -

Distance

0.82km



11 DURBAN ROAD EMERALD VIC 3782

Sold Price

\$803,000

Sold Date

20-Nov-25

 3

 1

 2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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