

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

5 ARBOR AVENUE BELGRAVE 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

\$835,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

House

Suburb

Belgrave

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

139 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	\$892,670	05-Feb-26
19 BELLBIRD STREET BELGRAVE VIC 3160	\$862,000	19-Mar-26
56 BELGRAVE-HALLAM ROAD BELGRAVE VIC 3160	\$830,000	08-May-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: 20 August 2026


**139 BELGRAVE-GEMBROOK ROAD
SELBY VIC 3159**

Sold Price

\$892,670

Sold Date

05-Feb-26


4



2



2

Distance

0.47km

**19 BELLBIRD STREET BELGRAVE
VIC 3160**

Sold Price

\$862,000

Sold Date

19-Mar-26


3



1



1

Distance

1.82km

**56 BELGRAVE-HALLAM ROAD
BELGRAVE VIC 3160**

Sold Price

\$830,000

Sold Date

08-May-26


3



2



1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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