

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 WATTLE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Belgrave

Period-from

01 Apr 2025

to

31 Mar 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 BENSON STREET BELGRAVE VIC 3160	\$650,000	11-Dec-25
84 MARTIN STREET BELGRAVE VIC 3160	\$600,000	18-Nov-25
19 BROADWAY BELGRAVE VIC 3160	\$665,000	10-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.~~

This Statement of Information was prepared on: 07 April 2026


5 BENSON STREET BELGRAVE VIC 3160

Sold Price

\$650,000

Sold Date

11-Dec-25
 3

 1

 -

Distance

0.54km

84 MARTIN STREET BELGRAVE VIC 3160

Sold Price

\$600,000

Sold Date

18-Nov-25
 3

 1

 -

Distance

1.05km

19 BROADWAY BELGRAVE VIC 3160

Sold Price

\$665,000

Sold Date

10-Nov-25
 3

 1

 2

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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