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	56 BELGRAVE-HALLAM ROAD 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	$780,000	&	$840,000

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
59 KAOLA STREET BELGRAVE VIC 3160	$842,000	28-Jan-26
1514 BURWOOD HIGHWAY TECOMA VIC 3160	$865,000	21-Jan-26
139 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	$892,670	05-Feb-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: 21 April 2026

Chandler REAL ESTATE & Co.
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59 KAOLA STREET BELGRAVE VIC 3160

4 1 2

Sold Price **$842,000** Sold Date **28-Jan-26**

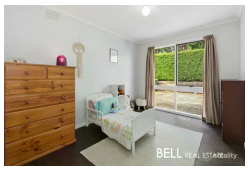
Distance **0.37km**

1514 BURWOOD HIGHWAY TECOMA VIC 3160

3 2 2

Sold Price **$865,000** Sold Date **21-Jan-26**

Distance **1.65km**



139 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

4 2 2

Sold Price **$892,670** Sold Date **05-Feb-26**

Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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