

## 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

6 COLOMBO ROAD BELGRAVE VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,000

Property type

House

Suburb

Belgrave

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 86 PARK DRIVE BELGRAVE VIC 3160           | \$785,000 | 14-Jul-26 |
| 5 WOMBALANA ROAD SELBY VIC 3159           | \$870,000 | 31-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: 10 September 2026



**86 PARK DRIVE BELGRAVE VIC 3160**

Sold Price

RS

**\$785,000**

Sold Date

**14-Jul-26**

 4

 2

 3

Distance

**0.11km**



**5 WOMBALANA ROAD SELBY VIC 3159**

Sold Price

**\$870,000**

Sold Date

**31-Mar-26**

 3

 2

 6

Distance

**0.4km**



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

Sold Price

**\$830,000**

Sold Date

**08-May-26**

 3

 2

 1

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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