

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 APSLEY 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

\$850,000

&

\$910,000

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

68 MARTIN STREET BELGRAVE VIC 3160	\$900,000	07-Aug-26
43 MARTIN STREET BELGRAVE VIC 3160	\$911,000	09-Apr-26
1 KIA ORA AVENUE UPWEY VIC 3158	\$900,000	29-Apr-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: 14 September 2026



68 MARTIN STREET BELGRAVE VIC 3160

Sold Price

RS \$900,000

Sold Date 07-Aug-26

4

2

2

Distance

0.77km



43 MARTIN STREET BELGRAVE VIC 3160

Sold Price

\$911,000

Sold Date 09-Apr-26

3

2

2

Distance

0.52km



1 KIA ORA AVENUE UPWEY VIC 3158

Sold Price

\$900,000

Sold Date 29-Apr-26

3

2

2

Distance

1.48km



1516 BURWOOD HIGHWAY
TECOMA VIC 3160

Sold Price

\$875,000

Sold Date 05-May-26

3

2

2

Distance

1.26km

RS = Recent sale UN = Undisclosed Sale

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