

## 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

203 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,017,500

Property type

House

Suburb

Belgrave South

Period-from

01 May 2025

to

30 Apr 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

80 MT MORTON ROAD BELGRAVE HEIGHTS VIC 3160	\$1,651,000	27-Feb-26
22 BOUNDARY ROAD NARRE WARREN EAST VIC 3804	\$1,500,000	20-Mar-26
5 LILIAN STREET UPWEY VIC 3158	\$1,517,000	19-Feb-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: 06 May 2026


**80 MT MORTON ROAD BELGRAVE HEIGHTS VIC 3160**
 3  2  6

Sold Price

<sup>RS</sup> **\$1,651,000**

 Sold Date **27-Feb-26**

 Distance **1.41km**

**22 BOUNDARY ROAD NARRE WARREN EAST VIC 3804**
 4  3  2

Sold Price

<sup>RS</sup> **\$1,500,000**

 Sold Date **20-Mar-26**

 Distance **3.87km**

**5 LILIAN STREET UPWEY VIC 3158**
 5  2  4

Sold Price

**\$1,517,000**

 Sold Date **19-Feb-25**

 Distance **3.92km**

RS = Recent sale

UN = Undisclosed Sale

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