

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

2 EVELINE ROAD SELBY VIC 3159

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

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Selby

Period-from

01 Mar 2025

to

28 Feb 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

155 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	\$742,000	24-Sep-25
69 MENZIES ROAD MENZIES CREEK VIC 3159	\$758,500	29-Nov-25
5 JACKSONS HILL ROAD MENZIES CREEK VIC 3159	\$815,000	05-Dec-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: 19 March 2026



155 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159 Sold Price **\$742,000** Sold Date **24-Sep-25**

 2  1  5

Distance **0.3km**



69 MENZIES ROAD MENZIES CREEK VIC 3159 Sold Price ^{RS} **\$758,500** ^{UN} Sold Date **29-Nov-25**

 5  4  3

Distance **3.74km**



5 JACKSONS HILL ROAD MENZIES CREEK VIC 3159 Sold Price **\$815,000** Sold Date **05-Dec-25**

 3  2  2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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