

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

8 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

\$855,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

House

Suburb

Belgrave

Period-from

01 Aug 2025

to

31 Jul 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

37 BAYVIEW ROAD BELGRAVE VIC 3160	\$860,000	12-Jun-26
72 MARTIN STREET BELGRAVE VIC 3160	\$865,000	27-Mar-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: 18 August 2026

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37 BAYVIEW ROAD BELGRAVE VIC Sold Price **\$860,000** Sold Date **12-Jun-26**
3160

 5
  2
  4

Distance **0.37km**



72 MARTIN STREET BELGRAVE VIC Sold Price **\$865,000** Sold Date **27-Mar-26**
3160

 5
  2
  -

Distance **0.56km**

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

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