

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

48 MCNICOL 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

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Belgrave

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

20 MARTIN STREET BELGRAVE VIC 3160	\$913,000	29-Jan-26
5 KOOKABURRA AVENUE TECOMA VIC 3160	\$910,000	16-Oct-25
2 ALPINE AVENUE UPWEY VIC 3158	\$895,000	23-Oct-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: 16 March 2026



20 MARTIN STREET BELGRAVE VIC 3160 Sold Price **\$913,000** Sold Date **29-Jan-26**

3 2 2

Distance **0.49km**



5 KOOKABURRA AVENUE TECOMA VIC 3160 Sold Price **\$910,000** Sold Date **16-Oct-25**

3 2 4

Distance **1.2km**



2 ALPINE AVENUE UPWEY VIC 3158 Sold Price **\$895,000** Sold Date **23-Oct-25**

3 2 1

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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