

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

6 MERRIGUM LANE 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

\$1,150,000

&

\$1,265,000

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

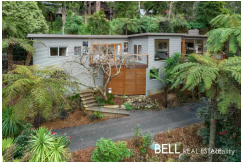
Date of sale

1 WEDGEWOOD AVENUE BELGRAVE VIC 3160	\$1,100,000	15-Jan-26
6 CLIFFORD GROVE TECOMA VIC 3160	\$1,105,000	17-Dec-25
126 BELGRAVE-FERNY CREEK ROAD TECOMA VIC 3160	\$1,305,000	02-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: 03 March 2026



**1 WEDGEWOOD AVENUE
BELGRAVE VIC 3160**

 3  3  -

Sold Price ^{RS} **\$1,100,000** Sold Date **15-Jan-26**

Distance **2.02km**



**6 CLIFFORD GROVE TECOMA VIC
3160**

 5  2  1

Sold Price **\$1,105,000** Sold Date **17-Dec-25**

Distance **0.82km**



**126 BELGRAVE-FERNY CREEK
ROAD TECOMA VIC 3160**

 4  3  2

Sold Price ^{RS} **\$1,305,000** Sold Date **02-Oct-25**

Distance **2.56km**

RS = Recent sale

UN = Undisclosed Sale

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