

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

2/7-9 Rich Crescent, Bellfield Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$740,000

Property Type Townhouse

Suburb Bellfield

Period - From 28/02/2024

to

27/02/2025

Source

Property Data

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 six 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	1/16 Griffiths St BELLFIELD 3081	\$1,100,000	07/02/2025
2	1/56 Altona St HEIDELBERG HEIGHTS 3081	\$965,000	20/10/2024
3	8/56 Altona St HEIDELBERG HEIGHTS 3081	\$980,000	20/10/2024

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 six months.~~

This Statement of Information was prepared on:

28/02/2025 13:20

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 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median Townhouse Price
28/02/2024 - 27/02/2025: \$740,000

Comparable Properties



1/16 Griffiths St BELLFIELD 3081 (REI)

Agent Comments

 4  2  1

Price: \$1,100,000
Method: Private Sale
Date: 07/02/2025
Property Type: Townhouse (Single)

1/56 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4  3  1

Price: \$965,000
Method: Private Sale
Date: 20/10/2024
Rooms: 5
Property Type: Townhouse (Res)



8/56 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4  3  2

Price: \$980,000
Method: Private Sale
Date: 20/10/2024
Rooms: 6
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888