

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

9 Griffiths Street, Bellfield Vic 3081

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$951,000

Property Type

House

Suburb

Bellfield

Period - From

01/10/2023

to

30/09/2024

Source

REIV

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	19 Gotha St HEIDELBERG HEIGHTS 3081	\$1,055,000	09/11/2024
2	50 Wimpole Cr BELLFIELD 3081	\$1,025,000	14/09/2024
3	25 Skeffington St BELLFIELD 3081	\$1,020,000	31/08/2024

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:

18/11/2024 10:32

9 Griffiths Street, Bellfield Vic 3081

**Jellis
Craig**

Christopher Macey

03 9499 7992

0411 330 311

christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000

Median House Price

Year ending September 2024: \$951,000



3 1 4

Property Type: House (Res)

Land Size: 744 sqm approx

Agent Comments

Comparable Properties



19 Gotha St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 547 sqm approx



50 Wimpole Cr BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 626 sqm approx



25 Skeffington St BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Private Sale

Date: 31/08/2024

Property Type: House

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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