

# 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

1/2-4 Carlyle Crescent, Bellfield Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$725,000

### Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Bellfield

Period - From

01/01/2025

to

31/03/2025

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	2/88 Southern Rd HEIDELBERG HEIGHTS 3081	\$745,000	18/06/2025
2	3/28 St Hellier St HEIDELBERG HEIGHTS 3081	\$710,000	14/06/2025
3	2/48 St Hellier St HEIDELBERG HEIGHTS 3081	\$711,000	12/04/2025

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:

27/06/2025 11:26



Property Type:  
Agent Comments

Indicative Selling Price  
\$725,000  
Median Unit Price  
March quarter 2025: \$875,000

## Comparable Properties



2/88 Southern Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments  
2 1 2

Price: \$745,000  
Method: Sold Before Auction  
Date: 18/06/2025  
Property Type: Unit



3/28 St Hellier St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments  
2 2 1

Price: \$710,000  
Method: Auction Sale  
Date: 14/06/2025  
Property Type: Townhouse (Res)



2/48 St Hellier St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments  
2 1 1

Price: \$711,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Unit