

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

1/21 Toohey Court, Bellfield Vic 3081

Indicative selling price

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

Range between

\$1,200,000

&

\$1,290,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Bellfield

Period - From

01/10/2024

to

30/09/2025

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	1/21 Poplar Cr BELLFIELD 3081	\$1,250,000	02/08/2025
2	52 Perkins Av BELLFIELD 3081	\$1,170,000	10/12/2025
3	2/11 Skeffington St BELLFIELD 3081	\$1,315,000	09/09/2025

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:

24/12/2025 13:05



4 3 2

Property Type: House
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,290,000
Median House Price
Year ending September 2025: \$1,010,000

Comparable Properties

1/21 Poplar Cr BELLFIELD 3081 (REI)

Agent Comments

4 3 1

Price: \$1,250,000
Method:
Date: 02/08/2025
Property Type: Townhouse (Single)



52 Perkins Av BELLFIELD 3081 (REI)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Private Sale
Date: 10/12/2025
Property Type: House

3 Bed, Study, 2 Bath, 2 Car



2/11 Skeffington St BELLFIELD 3081 (REI/VG)

Agent Comments

4 2 2

Price: \$1,315,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)