

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 MAPLE CRESCENT BELL PARK VIC 3215

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,200

Property type

Unit

Suburb

Bell Park

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/3 MAPLE CRESCENT BELL PARK VIC 3215	\$680,000	03-Nov-25
2/38 ANAKIE ROAD BELL PARK VIC 3215	\$550,000	24-Sep-25
1/12 ROMA STREET BELL PARK VIC 3215	\$600,000	30-Sep-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 November 2025



**3/3 MAPLE CRESCENT BELL PARK
VIC 3215**

Sold Price

^{RS} **\$680,000** Sold Date **03-Nov-25**

3 2 2

Distance **0km**



**2/38 ANAKIE ROAD BELL PARK
VIC 3215**

Sold Price

\$550,000 Sold Date **24-Sep-25**

2 2 2

Distance **0.44km**



**1/12 ROMA STREET BELL PARK VIC
3215**

Sold Price

\$600,000 Sold Date **30-Sep-25**

3 2 1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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