Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	21 Bel Air Drive, Portarlington Vic 3223
Including suburb or	-
locality and postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,540,000
Range between	\$1,400,000	&	\$1,540,000

Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Portarlington
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 five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	18 Granada Dr PORTARLINGTON 3223	\$1,300,000	09/10/2025
2	10 Bel Air Dr PORTARLINGTON 3223	\$1,575,000	17/09/2025
3			

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 eighteen months.

This Statement of Information was prepared on:	14/11/2025 14:43



Date of sale