

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

23/2-4 Carlyle Crescent, Bellfield Vic 3081

Indicative selling price

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

Single price \$1,120,000

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	5/139 Bond St IVANHOE 3079	\$1,051,000	16/06/2025
2	82 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,105,000	09/05/2025
3			

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:

01/07/2025 17:13



Property Type:
Agent Comments

Indicative Selling Price
\$1,120,000
Median Unit Price
March quarter 2025: \$875,000

Comparable Properties



5/139 Bond St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,051,000
Method: Private Sale
Date: 16/06/2025
Rooms: 3
Property Type: Townhouse (Res)



82 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 09/05/2025
Property Type: House (Res)

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.

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