

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

24 BELAIR CLOSE, SEVILLE VIC 3139

Indicative selling price

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

Price Range: \$830,000 to \$880,000

Median sale price

Median price \$835,000

Property type

House

Suburb

SEVILLE

Period - From 01/04/2024

to

31/03/2024

Source



Comparable property sales

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) 11 VALLEY RD, SEVILLE, VIC 3139	\$850,000	28/05/2024
2) 18 JOHN ST, WANDIN NORTH VIC 3139	\$865,000	22/11/2024
3) 324 WARBURTON HWY, WANDIN NORTH VIC 3139	\$870,000	19/09/2024

This Statement of Information was prepared on: 09/04/2025