

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 Davidson Street, Bellfield Vic 3081

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Bellfield

Period - From 08/05/2024 to 07/05/2025 Source Property Data

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 | 9 Buna St HEIDELBERG WEST 3081 | \$832,500 | 14/04/2025 |
| 2 | 32 Mcewan Rd HEIDELBERG HEIGHTS 3081 | \$703,000 | 22/03/2025 |
| 3 | 56 Perkins Av BELLFIELD 3081 | \$1,045,000 | 09/02/2025 |

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:

08/05/2025 16:51



2
 1
 1

Property Type: House
Land Size: 639 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 08/05/2024 - 07/05/2025: \$1,010,000

Comparable Properties



9 Buna St HEIDELBERG WEST 3081 (REI)

Agent Comments

2
 1
 2

Price: \$832,500
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 640 sqm approx



32 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2
 1
 2

Price: \$703,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 592 sqm approx



56 Perkins Av BELLFIELD 3081 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,045,000
Method: Private Sale
Date: 09/02/2025
Property Type: House
Land Size: 787 sqm approx

Account - Barry Plant | P: 03 9842 8888