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 betweer	ı \$900,000		&		\$990,000				
Median sale price									
Median price	\$1,010,000	Pro	Property Type		House		Suburb	Bellfield	
Period - From	08/05/2024	to	07/05/2025		So	urce	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.

Ade	dress 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









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

SOLD	9 Buna St HEIDELBERG WEST 3081 (REI) 1 2 Price: \$832,500 Method: Private Sale Date: 14/04/2025 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments
-Bircours	32 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI) 2 1 2 2 Price: \$703,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 592 sqm approx	Agent Comments
	56 Perkins Av BELLFIELD 3081 (REI/VG) 2 1 2 2 Price: \$1,045,000 Method: Private Sale Date: 09/02/2025 Property Type: House Land Size: 787 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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