

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

26 BELLBIRD AVENUE TAYLORS LAKES VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

21 SPELLMAN AVENUE SYDENHAM VIC 3037	\$740,000	29-Jan-25
14 PINTAIL CRESCENT TAYLORS LAKES VIC 3038	\$738,000	12-Apr-25
1/7 NORMANBY STREET SYDENHAM VIC 3037	\$736,000	26-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 18 June 2025



21 SPELLMAN AVENUE SYDENHAM VIC 3037 Sold Price **\$740,000** Sold Date **29-Jan-25**

 3  2  2

Distance **1.93km**



14 PINTAIL CRESCENT TAYLORS LAKES VIC 3038 Sold Price ^{RS} **\$738,000** Sold Date **12-Apr-25**

 3  2  2

Distance **0.45km**



1/7 NORMANBY STREET SYDENHAM VIC 3037 Sold Price **\$736,000** Sold Date **26-Mar-25**

 4  2  2

Distance **1.9km**

RS = Recent sale **UN** = Undisclosed Sale

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