

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

4/283 BELL STREET BELLFIELD VIC 3081

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Bellfield

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

2/309 BELL STREET BELLFIELD VIC 3081	\$567,000	10-Oct-25
2/44 PLUNKETT STREET BELLFIELD VIC 3081	\$600,000	13-Aug-25
5/46 BARKLY PLACE HEIDELBERG VIC 3084	\$580,000	09-Aug-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: 03 December 2025

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**2/309 BELL STREET BELLFIELD
VIC 3081**
 2  2  1

Sold Price

\$567,000

Sold Date

10-Oct-25

Distance

0.23km

**2/44 PLUNKETT STREET
BELLFIELD VIC 3081**
 2  2  1

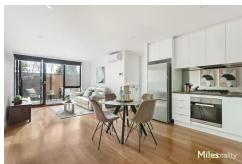
Sold Price

\$600,000

Sold Date

13-Aug-25

Distance

0.23km

**5/46 BARKLY PLACE HEIDELBERG
VIC 3084**
 2  2  1

Sold Price

\$580,000

Sold Date

09-Aug-25

Distance

1.12km

**5/9 MARTIN STREET HEIDELBERG
VIC 3084**
 2  2  1

Sold Price

^{RS} **\$595,000**

Sold Date

05-Sep-25

Distance

1.31km

**2/108 OUTHWAITE ROAD
HEIDELBERG WEST VIC 3081**
 2  2  1

Sold Price

\$600,000

Sold Date

04-Oct-25

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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