

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 Mcgrath Street, Bellfield Vic 3081

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,005,000

Property Type

House

Suburb

Bellfield

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	7 Erica Ct BELLFIELD 3081	\$1,120,000	18/04/2026
2	48 Perkins Av BELLFIELD 3081	\$1,250,000	18/02/2026
3	50 Perkins Av BELLFIELD 3081	\$1,050,000	10/02/2026

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:

30/04/2026 14:28



3 2 2

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,005,000

Comparable Properties



7 Erica Ct BELLFIELD 3081 (REI)

3 1 3

Price: \$1,120,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments



48 Perkins Av BELLFIELD 3081 (REI)

3 1 1

Price: \$1,250,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

50 Perkins Av BELLFIELD 3081 (REI)

3 1 -

Price: \$1,050,000

Method: Sold Before Auction

Date: 10/02/2026

Rooms: 4

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011