

## 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

5/281 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	\$660,000	&	\$720,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$677,500	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
1/9 MERTHER ROAD IVANHOE VIC 3079	750800	05-Dec-25
210/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	690000	04-Sep-25
1/12 LINDEN AVENUE IVANHOE VIC 3079	800000	29-Oct-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: 20 December 2025

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**1/9 MERTHER ROAD IVANHOE VIC 3079** Sold Price

**750800** Sold Date **05-Dec-25**

3 1 1

Distance **1.03km**



**210/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079**

Sold Price

**690000** Sold Date **04-Sep-25**

3 2 2

Distance **1.03km**



**1/12 LINDEN AVENUE IVANHOE VIC 3079**

Sold Price

**800000** Sold Date **29-Oct-25**

3 1 1

Distance **0.93km**

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

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