Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

				in of the Lotate Agents Act 150
Property offered	for sale			
Add Including suburb posto	and	Bell Street, Bellfield Vic	3081	
Indicative selling	g price			
For the meaning of	this price see	e consumer.vic.gov.au/	underquoting	
Range between	\$670,000	&	\$737,000	
Median sale pric	e			
Median price \$8	35,000	Property Type Unit		Suburb Bellfield
Period - From 01	/10/2024	to 30/09/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	1/12 Linden Av IVANHOE 3079	\$800,000	29/10/2025
2	38B Setani Cr HEIDELBERG WEST 3081	\$700,000	17/10/2025
3	205 Oriel Rd HEIDELBERG WEST 3081	\$690,000	13/10/2025

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:	05/11/2025 13:20
	1 00/11/2020 10:20





Bill Schlink

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Indicative Selling Price \$670,000 - \$737,000 **Median Unit Price** Year ending September 2025: \$835,000



L 3 Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

1/12 Linden Av IVANHOE 3079 (REI)



Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 29/10/2025 Property Type: Unit

38B Setani Cr HEIDELBERG WEST 3081 (REI)







Agent Comments



Price: \$700,000 Method: Private Sale Date: 17/10/2025

Property Type: House (Res)

205 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

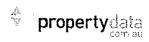
Price: \$690,000 Method: Private Sale Date: 13/10/2025

3

Property Type: Townhouse (Single) Land Size: 157 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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