

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address

93 Liberty Parade Bellfield VIC 3081

Indicative selling price

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

Price Range

\$1,180,000 to \$1,295,000

Median sale price

Median price

\$1,025,000

Property type

House

Suburb

Bellfield

Period

01 July 2024 to 31 December 2024

Source



Comparable property sales

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.

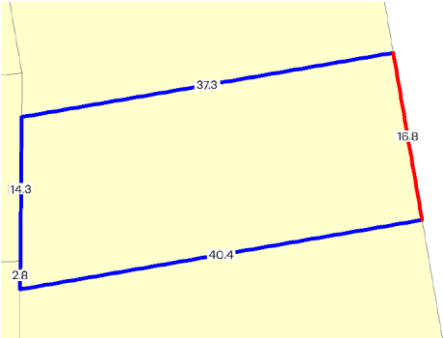
Address of comparable properties

Price

Date of sale

1.	5 Davidson St Bellfield 3081	\$1,405,000	11/04/2025
2.	93 Valentine St Ivanhoe 3079	\$1,620,000	29/04/2025
3.	25 Redesdale Rd Ivanhoe 3079	\$1,875,000	09/05/2024

93 Liberty Parade, Bellfield VIC 3081



Area: 653 sq. m
Perimeter: 112 m
For this property:
— Site boundaries
— Road frontages

3 1 3 | House

Indicative Selling Price
\$1,180,000 - \$1,295,000

Property Type: House

Land Size: 653 m² (approx.)

Comparable Properties



5 Davidson St Bellfield 3081

3 1 0 | House

Price: \$1,405,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 654 m²



93 Valentine St Ivanhoe 3079

3 1 0 | House

Price: \$1,620,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 702 m²



25 Redesdale Rd Ivanhoe 3079

Residential Vacant Land

Price: \$1,875,000
Method: Auction Sale
Date: 09/05/2024
Property Type: Residential Vacant Land
Land Size: 698 m²