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	10 Daphne Crescent, Bellfield Vic 3081

Indicative selling price

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

Single price $935,000

Median sale price

Median price $1,010,500 Property Type House Suburb Bellfield

Period - From 01/04/2024 to 31/03/2025 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.

	Address of comparable property	Price	Date of sale
1	4 Ivy St BELLFIELD 3081	$840,000	27/03/2025
2	3 Daphne Cr BELLFIELD 3081	$1,090,000	06/03/2025
3	351 Bell St BELLFIELD 3081	$850,000	29/12/2024

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: 29/04/2025 14:37

10 Daphne Crescent, Bellfield Vic 3081

RT Edgar

Vince Naz
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3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price
$935,000
Median House Price
Year ending March 2025: $1,010,500

Comparable Properties



4 Ivy St BELLFIELD 3081 (REI)

3 1 4

Price: $840,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 627.70 sqm approx

Agent Comments



3 Daphne Cr BELLFIELD 3081 (REI/VG)

4 1 2

Price: $1,090,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments



351 Bell St BELLFIELD 3081 (VG)

3 - -

Price: $850,000
Method: Sale
Date: 29/12/2024
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments

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