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	4/283 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	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
2/309 BELL STREET BELLFIELD VIC 3081	$567,000	10-Oct-25
2/44 PLUNKETT STREET BELLFIELD VIC 3081	$600,000	13-Aug-25
5/46 BARKLY PLACE HEIDELBERG VIC 3084	$580,000	09-Aug-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: 03 December 2025

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2/309 BELL STREET BELLFIELD VIC 3081

2 2 1

Sold Price **$567,000** Sold Date **10-Oct-25**

Distance **0.23km**

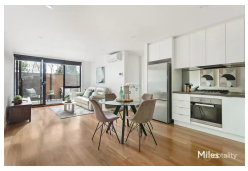


2/44 PLUNKETT STREET BELLFIELD VIC 3081

2 2 1

Sold Price **$600,000** Sold Date **13-Aug-25**

Distance **0.23km**



5/46 BARKLY PLACE HEIDELBERG VIC 3084

2 2 1

Sold Price **$580,000** Sold Date **09-Aug-25**

Distance **1.12km**



5/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price RS **$595,000** Sold Date **05-Sep-25**

Distance **1.31km**



2/108 OUTHWAITE ROAD HEIDELBERG WEST VIC 3081

2 2 1

Sold Price **$600,000** Sold Date **04-Oct-25**

Distance **1.39km**

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

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