Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/12 YARAAN STREET BELL PARK VIC 3215

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	$669,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$526,100	Property type	Unit	Suburb	Bell Park
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/3 MAPLE CRESCENT BELL PARK VIC 3215	$680,000	03-Nov-25
31B ROMA STREET BELL PARK VIC 3215	$685,000	19-Sep-25
1/180 SEPARATION STREET BELL PARK VIC 3215	$700,000	05-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 March 2026

McGrath
Marissa Stephanie Maroulis
M 0447627436
E marissamaroulis@mcgrath.com.au



3/3 MAPLE CRESCENT BELL PARK VIC 3215

3 2 2

Sold Price **$680,000** Sold Date **03-Nov-25**

Distance **0.62km**



31B ROMA STREET BELL PARK VIC 3215

3 2 2

Sold Price **$685,000** Sold Date **19-Sep-25**

Distance **0.29km**



1/180 SEPARATION STREET BELL PARK VIC 3215

3 2 2

Sold Price **$700,000** Sold Date **05-Mar-25**

Distance **0.31km**

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

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