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	4b Milan Street, Bell Park VIC 3215

Indicative selling price

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

Range between $479,000 & $519,000

Median sale price

Median price $653,000 Property Type House Suburb Bell Park

Period - From 19/07/2025 to 18/01/2026 Source Cotality™

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

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 eighteen months.

Address of comparable property	Price	Date of sale
12B Willana Avenue Hamlyn Heights VIC 3215	$503,500	21/07/2025

This Statement of Information was prepared on: 19/01/2026