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	16 Wimpole Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between $975,000 & $1,015,000

Median sale price

Median price $1,050,000 Property Type House Suburb Bellfield

Period - From 01/10/2025 to 31/12/2025 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	27 Davidson St BELLFIELD 3081	$1,000,000	13/03/2026
2	10 Toohey St BELLFIELD 3081	$985,000	05/03/2026
3	54 Wimpole Cr BELLFIELD 3081	$967,000	13/12/2025

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: 30/03/2026 14:51

16 Wimpole Crescent, Bellfield Vic 3081

Greg Taylor
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3 1 6

Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price
$975,000 - $1,015,000
Median House Price
December quarter 2025: $1,050,000

Comparable Properties



27 Davidson St BELLFIELD 3081 (REI)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 649 sqm approx

Agent Comments



10 Toohey St BELLFIELD 3081 (REI)

3 1 4

Price: $985,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

54 Wimpole Cr BELLFIELD 3081 (REI)

3 1 1

Price: $967,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

REIV THE DIFFERENCE

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