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	97 Braund Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $699,000 & $749,000

Median sale price

Median price $683,100 Property Type House Suburb Bell Post Hill

Period - From 23/08/2025 to 22/02/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
78 Darriwill Street Bell Post Hill VIC 3215	$745,000	12/02/2026
10 Darriwill Street Bell Post Hill VIC 3215	$700,000	07/02/2026
32 Ward Street Bell Post Hill VIC 3215	$762,000	13/12/2025

This Statement of Information was prepared on: 23/02/2026