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	1/23 Toohey Court, Bellfield Vic 3081

Indicative selling price

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

Range between $770,000 & $810,000

Median sale price

Median price $870,000 Property Type Unit Suburb Bellfield

Period - From 01/01/2025 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	3/16 Griffiths St BELLFIELD 3081	$715,000	21/07/2025
2	3/10 Poplar Cr BELLFIELD 3081	$730,000	19/02/2024
3			

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: 04/02/2026 13:45

1/23 Toohey Court, Bellfield Vic 3081



Property Type:
Agent Comments

Indicative Selling Price
$770,000 - $810,000
Median Unit Price
Year ending December 2025: $870,000

Comparable Properties



3/16 Griffiths St BELLFIELD 3081 (REI/VG)

2 | 1 | 1

Price: $715,000
Method: Private Sale
Date: 21/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/10 Poplar Cr BELLFIELD 3081 (REI/VG)

2 | 2 | 1

Price: $730,000
Method: Private Sale
Date: 19/02/2024
Property Type: Unit
Land Size: 202 sqm approx

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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