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	40 TOVA AVENUE BELL POST HILL 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	$799,000	&	$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$736,250	Property type	House	Suburb	Bell Post Hill
Period-from	01 Aug 2025	to	31 Jul 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
50 TOVA AVENUE BELL POST HILL VIC 3215	$850,000	16-Jul-25
49 ROLLINS ROAD BELL POST HILL VIC 3215	$810,000	22-May-26
72 NEIL STREET BELL POST HILL VIC 3215	$803,000	24-Dec-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: 03 August 2026

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50 TOVA AVENUE BELL POST HILL VIC 3215

4 2 2

Sold Price **$850,000** Sold Date **16-Jul-25**

Distance **0.07km**



49 ROLLINS ROAD BELL POST HILL VIC 3215

4 2 3

Sold Price RS **$810,000** Sold Date **22-May-26**

Distance **0.11km**



72 NEIL STREET BELL POST HILL VIC 3215

3 2 1

Sold Price **$803,000** Sold Date **24-Dec-25**

Distance **0.59km**

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

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