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	21 HAMMERSLEY ROAD BELL PARK 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	$800,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,750	Property type	House	Suburb	Bell Park
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
18 HAMMERSLEY ROAD BELL PARK VIC 3215	$820,000	18-Jul-25
36 PRESTIGE AVENUE BELL PARK VIC 3215	$800,000	24-Mar-25
8 STELLA COURT BELL PARK VIC 3215	$815,000	19-May-26

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: 05 August 2026

McGrath
Marissa Stephanie Maroulis
M 0447627436
E marissamaroulis@mcgrath.com.au



18 HAMMERSLEY ROAD BELL PARK VIC 3215

4 2 2

Sold Price **$820,000** Sold Date **18-Jul-25**

Distance **0.13km**



36 PRESTIGE AVENUE BELL PARK VIC 3215

4 2 2

Sold Price **$800,000** Sold Date **24-Mar-25**

Distance **0.2km**



8 STELLA COURT BELL PARK VIC 3215

3 3 2

Sold Price RS **$815,000** Sold Date **19-May-26**

Distance **0.24km**

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

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