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 Ruhamah Avenue, Bell Post Hill, Vic 3215

Indicative selling price

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

range between $729,000 & $779,000

Median sale price

Median price	$777,500	Property type	*House*	Suburb	Bell Post Hill

Period - From	01/04/2026	to	30/06/2026	Source PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Fairy Street, Bell Post Hill, VIC 3215	$730,000	10/01/2025
23 Beauford Avenue, Bell Post Hill, VIC 3215	$735,000	02/04/2025
80 Fairy Street, Bell Post Hill, VIC 3215	$735,000	07/05/2025

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 eighteen months.~~

This Statement of Information was prepared on: 06/07/2026