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	76 Ruhamah Avenue, Bell Post Hill, Vic 3215

Indicative selling price

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

range between $750,000 & $800,000

Median sale price

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

Period - From	01/12/2024	to	30/11/2025	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
1 Dural Court, Bell Park, VIC 3215	$765,000	16/01/2025
12 Tallinn Street, Bell Park, VIC 3215	$762,500	11/11/2025
11 Fordview Crescent, Bell Post Hill, VIC 3215	$770,000	05/11/2025

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: 18/12/2025