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	12 Orange Court, Bellfield Vic 3081

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,010,500 Property Type House Suburb Bellfield

Period - From 13/05/2024 to 12/05/2025 Source Property Data

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	10 Skeffington St BELLFIELD 3081	$991,000	03/05/2025
2	351 Bell St BELLFIELD 3081	$850,000	29/12/2024
3	9 Griffiths St BELLFIELD 3081	$1,010,000	17/12/2024

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: 13/05/2025 10:04

12 Orange Court, Bellfield Vic 3081

BARRYPLANT



3 1 2

Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
13/05/2024 - 12/05/2025: $1,010,500

Comparable Properties



10 Skeffington St BELLFIELD 3081 (REI)

3 1 1

Price: $991,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



351 Bell St BELLFIELD 3081 (VG)

3 - -

Price: $850,000
Method: Sale
Date: 29/12/2024
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



9 Griffiths St BELLFIELD 3081 (REI/VG)

3 1 4

Price: $1,010,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 744 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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