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	40 Corinella Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $515,000 & $545,000

Median sale price

Median price $677,500 Property Type House Suburb Bell Post Hill

Period - From 17/10/2024 to 16/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20 Anakie Road Bell Park VIC 3215	$555,000	31/01/2025
79 Darriwill Street Bell Post Hill VIC 3215	$555,000	01/11/2024
19 Braund Avenue Bell Post Hill VIC 3215	$580,000	31/12/2024

This Statement of Information was prepared on: 17/04/2025