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	28 Beauford Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $895,000 & $965,000

Median sale price

Median price $662,500 Property Type House Suburb Bell Post Hill

Period - From 27/02/2025 to 26/08/2025 Source price_finder

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

Address of comparable property	Price	Date of sale
40 Wolseley Grove Bell Post Hill VIC	$970,000	16/08/2025
4 Eagleview Crescent Bell Post Hill VIC	$980,000	19/08/2025
17-18 Mossgiel Court Hamlyn Heights VIC	$960,000	07/06/2025

This Statement of Information was prepared on: 27/08/2025