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	6/2-4 Carlyle Crescent, Bellfield Vic 3081

Indicative selling price

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

Single price $620,000

Median sale price

Median price $815,000 Property Type Unit Suburb Bellfield

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	1/14 Catalina St HEIDELBERG WEST 3081	$630,000	16/06/2025
2	4/10 Blackwood Pde HEIDELBERG WEST 3081	$610,000	25/03/2025
3			

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: 24/07/2025 14:23

JellisCraig

Property Type:
Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
Year ending June 2025: $815,000

Comparable Properties



1/14 Catalina St HEIDELBERG WEST 3081 (REI/VG)

2 | 1 | 1

Agent Comments

Price: $630,000
Method: Private Sale
Date: 16/06/2025
Property Type: Townhouse (Single)



4/10 Blackwood Pde HEIDELBERG WEST 3081 (VG)

2 | - | -

Agent Comments

Price: $610,000
Method: Sale
Date: 25/03/2025
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE

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