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	14 Braund Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $660,000 & $690,000

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
94 Jedda Street Bell Post Hill VIC	$670,000	24/03/2025
1 Chanel Avenue Bell Post Hill VIC	$660,000	05/05/2025
88 Jedda Street Bell Post Hill VIC	$662,500	22/04/2025

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