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	2/48 Shannahan Drive, Bell Park VIC 3215

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $525,000 Property Type Unit Suburb Bell Park

Period - From 15/03/2025 to 14/09/2025 Source Cotality™

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
2/3-5 Dardell Court Norlane VIC 3214	$451,000	02/07/2025
1/57 Bellnore Drive Norlane VIC 3214	$467,000	29/08/2025
2/5 North Shore Road, Norlane Vic 3214	$445,000	26/08/2025

This Statement of Information was prepared on: 16/09/2025