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	35 Ernest Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $663,750 Property Type House Suburb Bell Post Hill

Period - From 07/04/2025 to 05/10/2025 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
13 Aintree Road Bell Post Hill VIC 3215	$820,000	01/08/2025
97 Jedda Street Bell Post Hill VIC 3215	$785,000	24/06/2025
17 Neil Street Bell Post Hill VIC 3215	$821,250	06/05/2025

This Statement of Information was prepared on: 07/10/2025