

# 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

1/4 Almana Street, Bell Park VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$490,000

&

\$520,000

### Median sale price

Median price

\$529,000

Property Type

Unit

Suburb

Bell Park

Period - From

15/01/2025

to

15/07/2025

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
6/45-47 Bruce Street Street Bell Park VIC	\$535,000	12/05/2025
3/32 Vistula Avenue Bell Park VIC	\$522,200	11/07/2025
2/19 Alicia Street Bell Park VIC	\$530,000	01/05/2025

This Statement of Information was prepared on:

16/07/2025