

# 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

17 Fordview Crescent, Bell Post Hill 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

\$799,000

&

\$849,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Bell Post Hill

Period - From

03/01/2025

to

02/07/2025

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
85 Darriwill Street Bell Post Hill VIC	\$800,000	10/06/2025
17 Neil Street Bell Post Hill VIC	\$825,000	06/05/2025
193 Goldsworthy Road Lovely Banks VIC	\$840,000	26/02/2025

This Statement of Information was prepared on:

03/07/2025