## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	2/14 Plunkett Street, Bellfield Vic 3081
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$780,000	&	\$850,000
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### Median sale price

Median price	\$750,000	Property Type T		Towr	Townhouse		Suburb	Bellfield
Period - From	09/07/2024	to	08/07/2025		Sc	urce	Property	v Data

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/33 Haig St HEIDELBERG HEIGHTS 3081	\$789,000	21/06/2025
2	2/41 Morotai Pde HEIDELBERG WEST 3081	\$800,000	09/04/2025
3	4/16 Altona St HEIDELBERG HEIGHTS 3081	\$763,000	21/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 09/07/2025 16:13	
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Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$780,000 - \$850,000 **Median Townhouse Price** 09/07/2024 - 08/07/2025: \$750,000

# Comparable Properties



2/33 Haig St HEIDELBERG HEIGHTS 3081 (REI)

Price: \$789,000 Method: Auction Sale Date: 21/06/2025

Property Type: Townhouse (Res)

**Agent Comments** 



2/41 Morotai Pde HEIDELBERG WEST 3081 (REI)





**Agent Comments** 

**Agent Comments** 

Price: \$800,000 Method: Private Sale Date: 09/04/2025

Rooms: 4

Property Type: Townhouse (Res)

4/16 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)







Price: \$763,000 Method: Private Sale Date: 21/02/2025

Rooms: 4

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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