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 Including suburb and postcode	4 Garrett Crescent, Bellfield Vic 3081

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,055,000 Property Type House Suburb Bellfield

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	Price	Date of sale
1	14 Thames St HEIDELBERG HEIGHTS 3081	$1,020,000	31/08/2026
2	18 Leonard St HEIDELBERG HEIGHTS 3081	$1,000,000	27/08/2026
3	21 Okeefe St BELLFIELD 3081	$1,012,000	27/05/2026

OR

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

This Statement of Information was prepared on: 08/09/2026 12:47

4 Garrett Crescent, Bellfield Vic 3081

Nelson Alexander



3 1 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000
Median House Price
June quarter 2026: $1,055,000

Comparable Properties



14 Thames St HEIDELBERG HEIGHTS 3081 (REI)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 31/08/2026
Rooms: 6
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



18 Leonard St HEIDELBERG HEIGHTS 3081 (REI)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 27/08/2026
Property Type: House
Land Size: 596 sqm approx

Agent Comments



21 Okeefe St BELLFIELD 3081 (REI)

3 1 4

Price: $1,012,000
Method: Private Sale
Date: 27/05/2026
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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