

# 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

55 Shannahan Drive, Bell Park VIC 3215

### Indicative selling price

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

Range between

\$670,000

&

\$730,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Bell Park

Period - From

20/11/2024

to

19/05/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
51 Shannahan Drive Bell Park VIC	\$730,000	07/05/2025
7 Liston Street Bell Post Hill VIC	\$685,000	10/01/2025
14 Leila Crescent Bell Post Hill VIC	\$700,000	20/12/2024

This Statement of Information was prepared on:

20/05/2025