

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

1/111 Liberty Parade, Bellfield Vic 3081

Indicative selling price

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

Range between \$740,000

&

\$795,000

Median sale price

Median price \$815,000

Property Type Unit

Suburb Bellfield

Period - From 01/07/2024

to

30/06/2025

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	127 Oriel Rd BELLFIELD 3081	\$831,000	16/05/2025
2	1/205 Southern Rd HEIDELBERG WEST 3081	\$740,000	13/03/2025
3	35 Wilkinson Cr BELLFIELD 3081	\$735,000	29/01/2025

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:

16/07/2025 11:39

1/111 Liberty Parade, Bellfield Vic 3081

**Jellis
Craig**

Christopher Macey

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Indicative Selling Price

\$740,000 - \$795,000

Median Unit Price

Year ending June 2025: \$815,000



3 1 2

Rooms: 5

Property Type: Unit

Land Size: 304.700012207031

sqm approx

Agent Comments

Comparable Properties



127 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

3 1 4

Price: \$831,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 601 sqm approx



1/205 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000

Method: Private Sale

Date: 13/03/2025

Property Type: Unit

Land Size: 298 sqm approx



35 Wilkinson Cr BELLFIELD 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$735,000

Method: Private Sale

Date: 29/01/2025

Property Type: House

Land Size: 319 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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