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	24 Davidson Street, Bellfield Vic 3081

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,010,000 Property Type House Suburb Bellfield

Period - From 08/05/2024 to 07/05/2025 Source Property 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	Price	Date of sale
1	9 Buna St HEIDELBERG WEST 3081	$832,500	14/04/2025
2	32 Mcewan Rd HEIDELBERG HEIGHTS 3081	$703,000	22/03/2025
3	56 Perkins Av BELLFIELD 3081	$1,045,000	09/02/2025

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: 08/05/2025 16:51

24 Davidson Street, Bellfield Vic 3081

BARRYPLANT



2 1 1

Property Type: House
Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
08/05/2024 - 07/05/2025: $1,010,000

Comparable Properties



9 Buna St HEIDELBERG WEST 3081 (REI)

2 1 2

Price: $832,500
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments



32 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)

2 1 2

Price: $703,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



56 Perkins Av BELLFIELD 3081 (REI/VG)

2 1 2

Price: $1,045,000
Method: Private Sale
Date: 09/02/2025
Property Type: House
Land Size: 787 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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