Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 40 AVONLEA ROAD, BELL POST HILL |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single price | ---------- | or range between | $1,175,000 | & | $2,150,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $660,000 | Property type | House | suburb | Bell post hill |
| Period - From | 1 AUG 2024 | to | 31 JUL 2025 | Source | Cotality |

## Comparable property sales

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 August 2025