

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
Including suburb and
postcode

64 THORBURN STREET BELL PARK VIC 3215

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

\$699,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Bell Park

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

67 MCCLELLAND STREET BELL PARK VIC 3215	\$740,000	18-Oct-25
12 ELSIE STREET BELL PARK VIC 3215	\$720,000	01-Apr-26
186 SEPARATION STREET BELL PARK VIC 3215	\$750,000	28-Mar-26

OR

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: 02 September 2026



67 MCCLELLAND STREET BELL PARK VIC 3215

 3
  2
  1

Sold Price

\$740,000

Sold Date

18-Oct-25

Distance

0.1km


12 ELSIE STREET BELL PARK VIC 3215

 3
  1
  1

Sold Price

\$720,000

Sold Date

01-Apr-26

Distance

0.19km


186 SEPARATION STREET BELL PARK VIC 3215

 3
  1
  1

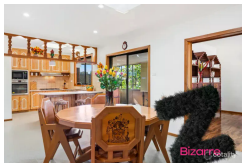
Sold Price

\$750,000

Sold Date

28-Mar-26

Distance

0.25km


18 BANFIELD STREET BELL PARK VIC 3215

 3
  2
  4

Sold Price

\$765,000

Sold Date

23-May-26

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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