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	4 Harrison Street, Bellfield Vic 3081

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	25 Griffiths St BELLFIELD 3081	$1,020,000	02/07/2025
2	3 Carlyle Cr BELLFIELD 3081	$980,000	01/07/2025
3	9 Carbeena Pde HEIDELBERG WEST 3081	$1,120,000	26/06/2025

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: 28/11/2025 10:06

4 Harrison Street, Bellfield Vic 3081

BARRYPLANT



3 1 2

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2025: $1,010,000

Comparable Properties



25 Griffiths St BELLFIELD 3081 (REI)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments



3 Carlyle Cr BELLFIELD 3081 (REI/VG)

3 1 1

Price: $980,000
Method: Private Sale
Date: 01/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



9 Carbeena Pde HEIDELBERG WEST 3081 (REI)

3 1 2

Price: $1,120,000
Method: Private Sale
Date: 26/06/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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