

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

128 Liberty Parade, Bellfield Vic 3081

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Bellfield

Period - From

01/04/2026

to

30/06/2026

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	16 Wordsworth Av HEIDELBERG HEIGHTS 3081	\$825,000	07/09/2026
2	61 Tobruk Av HEIDELBERG WEST 3081	\$845,000	10/07/2026
3	6 Keats St HEIDELBERG HEIGHTS 3081	\$890,000	03/07/2026

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:

21/09/2026 10:56



3
 1
 2

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median House Price

June quarter 2026: \$1,055,000

Comparable Properties



16 Wordsworth Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3
 1
 2

Price: \$825,000

Method: Private Sale

Date: 07/09/2026

Property Type: House (Res)

Land Size: 610 sqm approx



61 Tobruk Av HEIDELBERG WEST 3081 (REI)

Agent Comments

3
 1
 2

Price: \$845,000

Method: Private Sale

Date: 10/07/2026

Property Type: House (Res)

Land Size: 418 sqm approx



6 Keats St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3
 1
 2

Price: \$890,000

Method: Private Sale

Date: 03/07/2026

Property Type: House (Res)

Land Size: 575 sqm approx

Account - Barry Plant | P: 03 9842 8888