

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

2/11 Poplar Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$795,000 & \$865,000

Median sale price

Median price \$872,500 Property Type Townhouse Suburb Bellfield

Period - From 13/01/2025 to 12/01/2026 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	3/27 Ebony Pde HEIDELBERG WEST 3081	\$820,000	21/11/2025
2	2/211 Liberty Pde HEIDELBERG WEST 3081	\$805,000	31/10/2025
3	8 Mulberry Pde HEIDELBERG WEST 3081	\$854,500	04/10/2025

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:

13/01/2026 22:22



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$795,000 - \$865,000

Median Townhouse Price

13/01/2025 - 12/01/2026: \$872,500

Comparable Properties



3/27 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Single)



2/211 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 3 1

Price: \$805,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: Townhouse (Res)



8 Mulberry Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$854,500

Method: Private Sale

Date: 04/10/2025

Property Type: House

Land Size: 142 sqm approx