

# 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

4/11 Davidson Street, Bellfield Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$720,000

### Median sale price

Median price \$835,000

Property Type Unit

Suburb Bellfield

Period - From 28/01/2025

to

27/01/2026

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	16/51 Dresden St HEIDELBERG HEIGHTS 3081	\$720,000	23/01/2026
2	9/285 Bell St PRESTON 3072	\$680,000	18/10/2025
3	3/70 Porter Rd HEIDELBERG HEIGHTS 3081	\$710,000	28/08/2025

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:

28/01/2026 13:29



2   
 1   
 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$670,000 - \$720,000

**Median Unit Price**

28/01/2025 - 27/01/2026: \$835,000

## Comparable Properties



**16/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 23/01/2026

**Property Type:** Townhouse (Single)



**9/285 Bell St PRESTON 3072 (VG)**

Agent Comments

2   
 -   
 -

**Price:** \$680,000

**Method:** Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Conjoined)



**3/70 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 28/08/2025

**Property Type:** Townhouse (Res)