

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

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)

Account - Collings Real Estate | P: 03 9486 2000