

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 \$615,000 & \$675,000

Median sale price

Median price \$786,000 Property Type Townhouse Suburb Bellfield

Period - From 30/03/2025 to 29/03/2026 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	2/8 Hibiscus Ct HEIDELBERG WEST 3081	\$655,000	25/03/2026
2	3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$650,000	20/12/2025
3	2/65 Tobruk Av HEIDELBERG WEST 3081	\$674,000	30/10/2025

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:

30/03/2026 19:09



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$615,000 - \$675,000

Median Townhouse Price

30/03/2025 - 29/03/2026: \$786,000

Comparable Properties



2/8 Hibiscus Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

2 2 1

Price: \$655,000

Method: Private Sale

Date: 25/03/2026

Property Type: Townhouse (Single)

Land Size: 117 sqm approx



3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

2/65 Tobruk Av HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$674,000

Method: Sale

Date: 30/10/2025

Property Type: Strata Unit/Flat