

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

12-14 Wimpole Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between

\$975,000

&

\$1,070,000

Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Bellfield

Period - From

01/07/2025

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	32 Wilkinson Cr BELLFIELD 3081	\$1,055,000	11/05/2026
2	6 Ashe Cr BELLFIELD 3081	\$1,055,000	27/04/2026
3	16 Wimpole Cr BELLFIELD 3081	\$990,000	11/04/2026

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:

04/07/2026 12:57

12-14 Wimpole Crescent, Bellfield Vic 3081

COLLINGS

Spiros Vamvalis

0420 747 919

spiros@collings.com.au



Property Type: House (Previously Occupied - Detached)

Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,070,000

Median House Price

Year ending June 2026: \$1,020,000

Comparable Properties



32 Wilkinson Cr BELLFIELD 3081 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 11/05/2026

Property Type: House

Land Size: 636 sqm approx



6 Ashe Cr BELLFIELD 3081 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 27/04/2026

Property Type: House (Res)



16 Wimpole Cr BELLFIELD 3081 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 11/04/2026

Property Type: House

Land Size: 704 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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