

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 NEWTON AVENUE BELL POST HILL VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$949,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Bell Post Hill

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

28 BEAUFORD AVENUE BELL POST HILL VIC 3215	\$940,000	25-Sep-25
6 HARRIS COURT BELL POST HILL VIC 3215	\$955,000	20-Aug-25
143-145 ANAKIE ROAD BELL POST HILL VIC 3215	\$900,000	25-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 December 2025



28 BEAUFORD AVENUE BELL POST HILL VIC 3215

4 2 2

Sold Price ^{RS} **\$940,000** ^{UN} Sold Date **25-Sep-25**

Distance **1.01km**



6 HARRIS COURT BELL POST HILL VIC 3215

5 2 2

Sold Price **\$955,000** Sold Date **20-Aug-25**

Distance **1.47km**



143-145 ANAKIE ROAD BELL POST HILL VIC 3215

3 2 4

Sold Price **\$900,000** Sold Date **25-Nov-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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