

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

2 STELLA COURT BELL PARK 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Bell Park

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

12B LEVOCA COURT BELL PARK VIC 3215	\$727,500	18-Nov-24
1/180 SEPARATION STREET BELL PARK VIC 3215	\$700,000	05-Mar-25
16 LEVOCA COURT BELL PARK VIC 3215	\$743,500	05-Sep-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: 18 December 2025



12B LEVOCA COURT BELL PARK VIC 3215

 3  -  -

Sold Price

\$727,500

Sold Date **18-Nov-24**

Distance

0km



1/180 SEPARATION STREET BELL PARK VIC 3215

 3  2  2

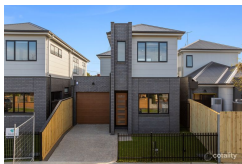
Sold Price

\$700,000

Sold Date **05-Mar-25**

Distance

0.88km



16 LEVOCA COURT BELL PARK VIC 3215

 3  3  1

Sold Price

\$743,500

Sold Date **05-Sep-24**

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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