

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

2/11 ALDER CRESCENT 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Bell Park

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/3 MAPLE CRESCENT BELL PARK VIC 3215	\$571,500	19-Dec-25
100 ANAKIE ROAD BELL PARK VIC 3215	\$570,000	19-Mar-26
2/24 JABONE TERRACE BELL PARK VIC 3215	\$560,000	17-Feb-26

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: 29 April 2026



**2/3 MAPLE CRESCENT BELL PARK
VIC 3215**

Sold Price

\$571,500

Sold Date

19-Dec-25

 2  1  1

Distance

0.26km



**100 ANAKIE ROAD BELL PARK VIC
3215**

Sold Price

^{RS} **\$570,000**

Sold Date

19-Mar-26

 2  1  1

Distance

0.85km



**2/24 JABONE TERRACE BELL
PARK VIC 3215**

Sold Price

\$560,000

Sold Date

17-Feb-26

 2  1  2

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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