

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

52 NEIL STREET 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Bell Post Hill

Period-from

01 Jan 2025

to

31 Dec 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

14 BRAUND AVENUE BELL POST HILL VIC 3215	\$690,500	18-Sep-25
37 WOLSELEY GROVE BELL POST HILL VIC 3215	\$675,000	04-Aug-25
43 NEWTON AVENUE BELL POST HILL VIC 3215	\$661,500	09-Jun-20

OR

09-Dec-25

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: 14 January 2026



14 BRAUND AVENUE BELL POST HILL VIC 3215

3 1 1

Sold Price

\$690,500

Sold Date

18-Sep-25

Distance

1.03km



37 WOLSELEY GROVE BELL POST HILL VIC 3215

3 1 2

Sold Price

\$675,000

Sold Date

04-Aug-25

Distance

0.5km



43 NEWTON AVENUE BELL POST HILL VIC 3215

3 1 1

Sold Price

\$661,500

Sold Date

~~09-Jun-20~~
09-Dec-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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