

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

114 Oriel Road, Bellfield Vic 3081

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,010,500 Property Type House Suburb Bellfield

Period - From 01/04/2024 to 31/03/2025 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	127 Oriel Rd BELLFIELD 3081	\$831,000	16/05/2025
2	3 Daphne Cr BELLFIELD 3081	\$1,090,000	06/03/2025
3	7 Griffiths St BELLFIELD 3081	\$1,011,000	17/12/2024

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:

28/05/2025 13:59



3
 1
 2

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2025: \$1,010,500

Comparable Properties



127 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

3
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 4

Price: \$831,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 601 sqm approx



3 Daphne Cr BELLFIELD 3081 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,090,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: House (Res)

Land Size: 619 sqm approx



7 Griffiths St BELLFIELD 3081 (REI)

Agent Comments

3
 1
 1

Price: \$1,011,000

Method: Private Sale

Date: 17/12/2024

Property Type: House

Land Size: 817 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996