

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

128 Liberty Parade, Bellfield Vic 3081

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$1,055,000 Property Type House Suburb Bellfield

Period - From 01/04/2026 to 30/06/2026 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	61 Tobruk Av HEIDELBERG WEST 3081	\$845,000	10/07/2026
2	6 Keats St HEIDELBERG HEIGHTS 3081	\$890,000	03/07/2026
3	79 Altona St HEIDELBERG HEIGHTS 3081	\$901,500	22/04/2026

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: 19/08/2026 10:04



 3  1  2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
 \$880,000 - \$940,000
Median House Price
 June quarter 2026: \$1,055,000

Comparable Properties



61 Tobruk Av HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  2

Price: \$845,000
Method: Private Sale
Date: 10/07/2026
Property Type: House (Res)
Land Size: 418 sqm approx



6 Keats St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 03/07/2026
Property Type: House (Res)
Land Size: 575 sqm approx



79 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  4

Price: \$901,500
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 555 sqm approx

Account - Barry Plant | P: 03 9842 8888