

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

13 Kansas Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$649,000

&

\$679,000

Median sale price

Median price

\$693,750

Property Type

House

Suburb

Bell Post Hill

Period - From

22/10/2025

to

21/04/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Fairy Street Bell Post Hill VIC 3215	\$680,000	10/02/2026
1 Leila Crescent Bell Post Hill VIC 3215	\$672,500	20/11/2025
43 Newton Avenue Bell Post Hill VIC 3215	\$660,000	09/12/2025

This Statement of Information was prepared on:

22/04/2026