

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

14 Darriwill Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$745,000

&

\$775,000

Median sale price

Median price

\$736,250

Property Type

House

Suburb

Bell Post Hill

Period - From

08/01/2026

to

07/07/2026

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
9 Kansas Avenue Bell Post Hill VIC 3215	\$675,000	09/04/2026
7 Darriwill Street Bell Post Hill VIC 3215	\$782,000	02/04/2026
23 Kansas Avenue Bell Post Hill VIC 3215	\$751,000	14/04/2026

This Statement of Information was prepared on:

08/07/2026