

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

19 Harcombe Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$699,000

&

\$749,000

Median sale price

Median price

\$683,100

Property Type

House

Suburb

Bell Post Hill

Period - From

09/08/2025

to

08/02/2026

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
26 Hosie Avenue Bell Post Hill VIC 3215	\$740,000	17/12/2025
52 Neil Street Bell Post Hill VIC 3215	\$695,000	22/01/2026
307 Anakie Road Lovely Banks VIC 3213	\$700,000	12/12/2025

This Statement of Information was prepared on:

09/02/2026