

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

19 Rich Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,020,000

Property Type House

Suburb Bellfield

Period - From 13/05/2025

to

12/05/2026

Source Property Data

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	3/3 Mervyn Cr IVANHOE 3079	\$1,785,000	12/12/2025
2	30 Stanley St IVANHOE 3079	\$1,775,000	07/04/2026
3	62 Forster St IVANHOE 3079	\$1,715,000	05/12/2025

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:

13/05/2026 12:46



Rooms: 5

Property Type: House

Land Size: 230m2 sqm approx

Agent Comments

Comparable Properties

3/3 Mervyn Cr IVANHOE 3079 (REI)

Agent Comments



Price: \$1,785,000

Method:

Date: 12/12/2025

Property Type: House



30 Stanley St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,775,000

Method: Private Sale

Date: 07/04/2026

Property Type: House



62 Forster St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,715,000

Method: Sale

Date: 05/12/2025

Property Type: House (Res)

Land Size: 228 sqm approx