

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

2/14 Poplar Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$813,500

Property Type Unit

Suburb Bellfield

Period - From 01/04/2025

to 31/03/2026

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	2/71 Altona St HEIDELBERG HEIGHTS 3081	\$670,000	08/05/2026
2	2/16 North Cr HEIDELBERG WEST 3081	\$720,000	10/02/2026
3			

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:

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

Year ending March 2026: \$813,500



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/71 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 2 1

Price: \$670,000

Method: Private Sale

Date: 08/05/2026

Property Type: Townhouse (Res)



2/16 North Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 10/02/2026

Rooms: 3

Property Type: Townhouse (Res)

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.