

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

36 Perkins Avenue, Bellfield Vic 3081

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Bellfield

Period - From 01/07/2025 to 30/06/2026 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	4 Law St HEIDELBERG HEIGHTS 3081	\$880,000	02/09/2026
2	94 Lloyd St HEIDELBERG HEIGHTS 3081	\$875,000	25/05/2026
3	14 South Cr HEIDELBERG WEST 3081	\$900,000	03/04/2026

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:

22/09/2026 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending June 2026: \$1,020,000

Comparable Properties



4 Law St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 02/09/2026
Property Type: House (Res)
Land Size: 589 sqm approx



94 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)



14 South Cr HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 03/04/2026
Rooms: 3
Property Type: House (Res)
Land Size: 667 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089