

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

40 Darriwill Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$599,000

&

\$649,000

Median sale price

Median price

\$736,250

Property Type

House

Suburb

Bell Post Hill

Period - From

03/02/2026

to

02/08/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
164 Anakie Road Bell Park VIC 3215	\$646,000	17/03/2026
48 Thorburn Street Bell Park VIC 3215	\$625,000	06/07/2026

This Statement of Information was prepared on:

04/08/2026