

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

58 Ruhamah Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$690,250

Property Type

House

Suburb

Bell Post Hill

Period - From

16/09/2025

to

15/03/2026

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
52 Neil Street Bell Post Hill VIC 3215	\$695,000	22/01/2026
36 Darriwill Street Bell Post Hill VIC 3215	\$700,000	27/02/2026
10 Darriwill Street Bell Post Hill VIC 3215	\$700,000	07/02/2026

This Statement of Information was prepared on:

17/03/2026