

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

47 Corinella Street, Bell Post Hill, Vic 3215

Indicative selling price

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

range between

\$730,000

&

\$760,000

Median sale price

Median price

\$777,500

Property type

House

Suburb

Bell Post Hill

Period - From

01/04/2026

to

30/06/2026

Source



PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
55 Ruhamah Avenue, Bell Post Hill, VIC 3215	\$767,500	28/10/2025
58 Ruhamah Avenue, Bell Post Hill, VIC 3215	\$740,000	25/03/2026
43 Liston Street, Bell Post Hill, VIC 3215	\$755,500	02/04/2026

OR

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.~~

This Statement of Information was prepared on: 27/07/2026