

# 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

4 Sakura Place, Bell Post Hill VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,199,000

&

\$1,249,000

### Median sale price

Median price

\$690,250

Property Type

House

Suburb

Bell Post Hill

Period - From

23/09/2025

to

22/03/2026

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
52 Leila Crescent Bell Post Hill VIC 3215	\$1,250,000	17/02/2026

This Statement of Information was prepared on:

24/03/2026