

# 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

91 Kinlock Street, 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

\$739,000

&

\$779,000

### Median sale price

Median price

\$693,750

Property Type

House

Suburb

Bell Post Hill

Period - From

07/10/2025

to

06/04/2026

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
26 Hosie Avenue Bell Post Hill VIC 3215	\$740,000	17/12/2025
41 Kinlock Street Bell Post Hill VIC 3215	\$751,600	12/02/2026
78 Darriwill Street Bell Post Hill VIC 3215	\$745,000	27/01/2026

This Statement of Information was prepared on:

07/04/2026