

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

134 BELLICOURT ROAD DUNKELD VIC 3294

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,750

Property type

House

Suburb

Dunkeld

Period-from

01 Sep 2025

to

31 Aug 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 18 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

42-48 RECREATION ROAD DUNKELD VIC 3294	\$730,000	23-Apr-25

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 18 months.

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**42-48 RECREATION ROAD
DUNKELD VIC 3294**

3 2 6

Sold Price **\$730,000** Sold Date **23-Apr-25**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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