

COMPARATIVE MARKET ANALYSIS

17 LEVOCA COURT, BELL PARK, VIC 3215

PREPARED BY ROSA ROMANO, WEST END REAL ESTATE, PHONE: 0411 240 144

17 Levoca Court
Bell Park, VIC, 3215

Dear Mel & Jennifer,

Thank you for the opportunity to appraise your beautiful home.

Based on comparable sales in your area and improvements that have been carried out on your property, it is our opinion that the current market worth of your property is between \$849,000.00 - \$949,000.00.

Once again thank you for giving us the opportunity to appraise your property, we would be delighted to demonstrate our total commitment to achieving the best result for you.

Should you have any further queries or questions, we would be delighted to meet with you again for further clarification.

Yours faithfully,

Rosa Romano
WEST END REAL ESTATE

Rosa Romano
West End Real Estate
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17 LEVOCA COURT, BELL PARK, VIC 3215



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

 3  2  1

Property Type: House - N/A
 RPD: 1//PS912008

Area: 226 m²

Area \$/m²:

Water/Sewerage:

Land Use:

Zoning

Council: GREATER GEELONG CITY

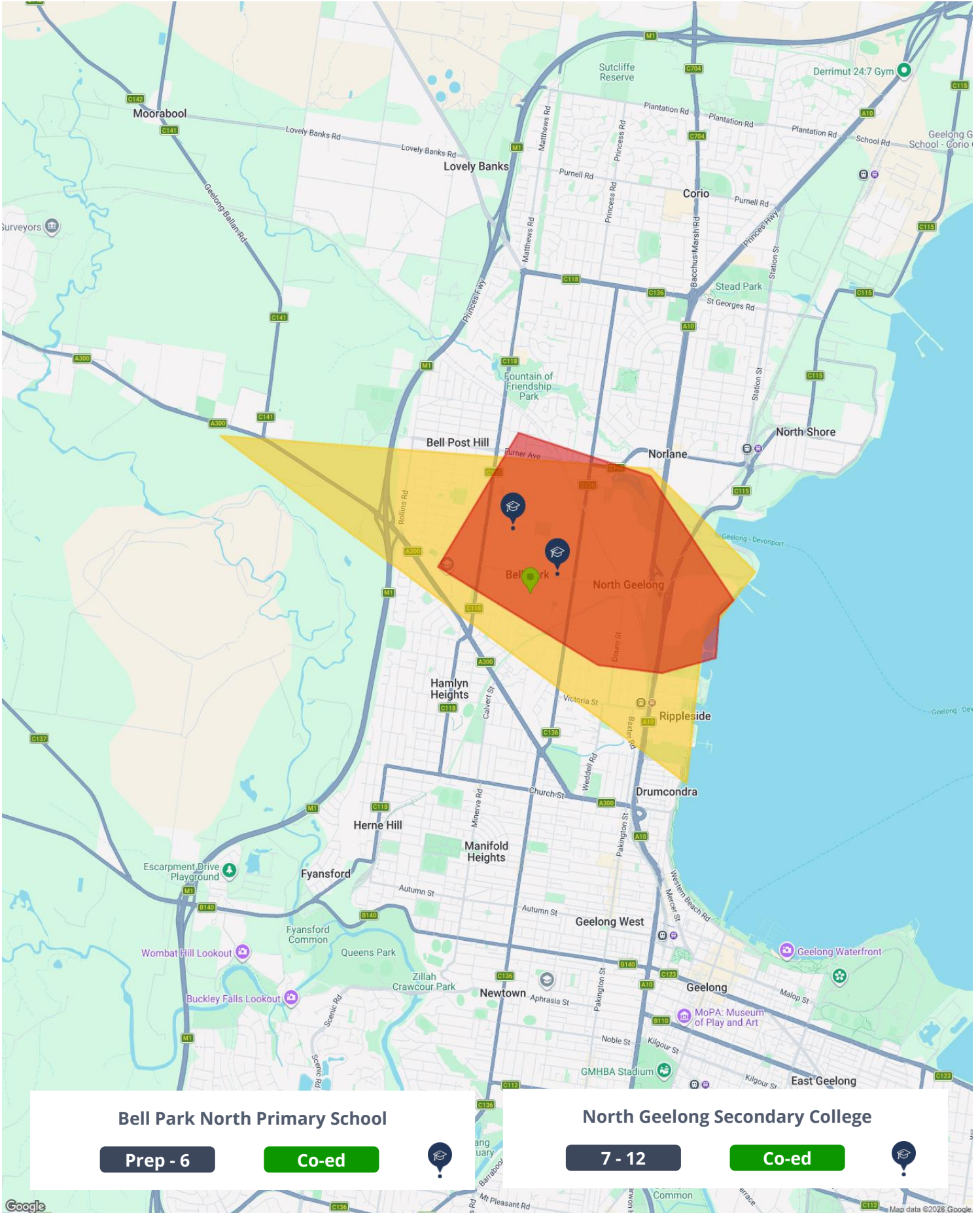
Property ID: 1519832458 /

Features: Build Yr: 2024

UBD Ref: UBD Ref: 625 Q12

Sales History

School Catchment Areas



Bell Park North Primary School

Prep - 6

Co-ed



North Geelong Secondary College

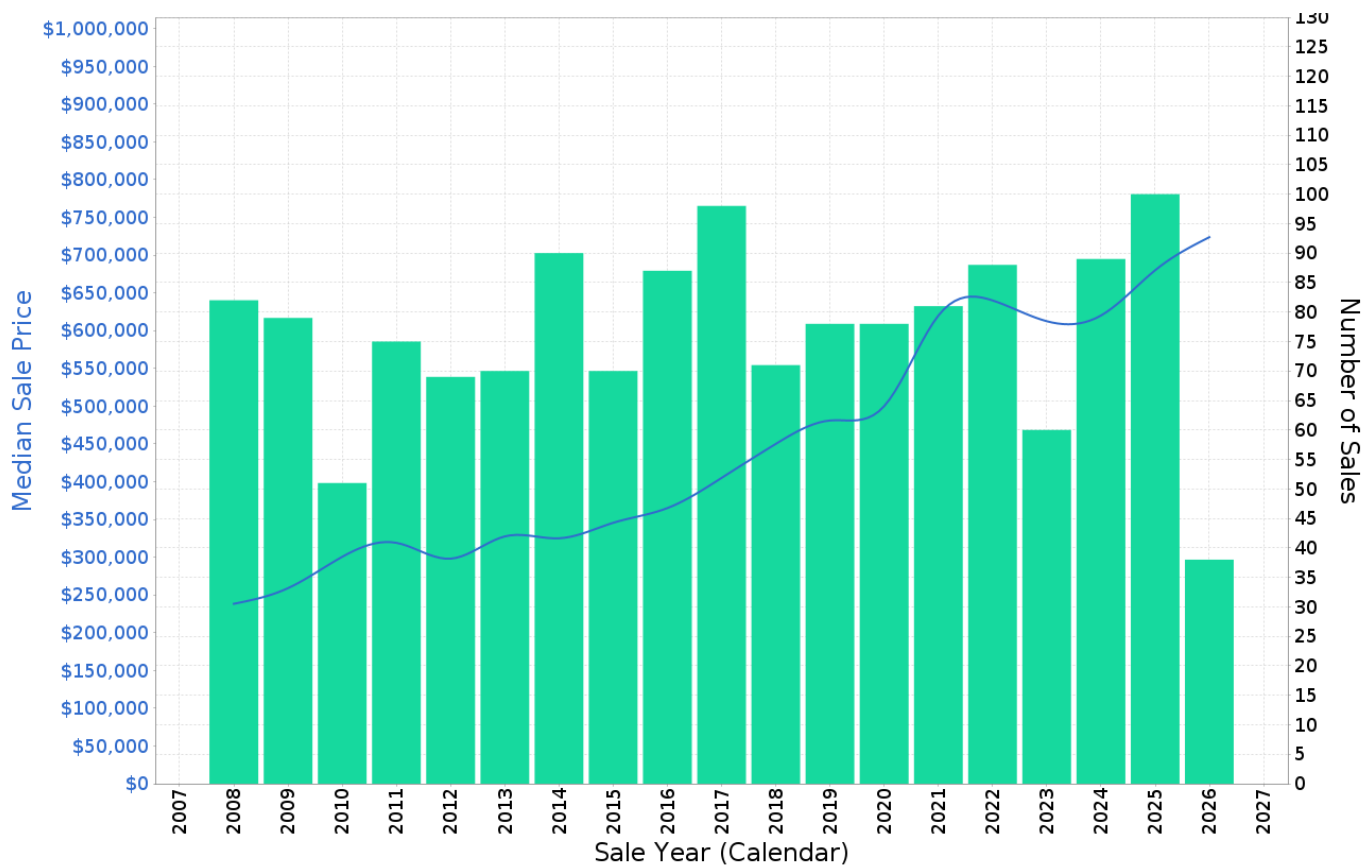
7 - 12

Co-ed

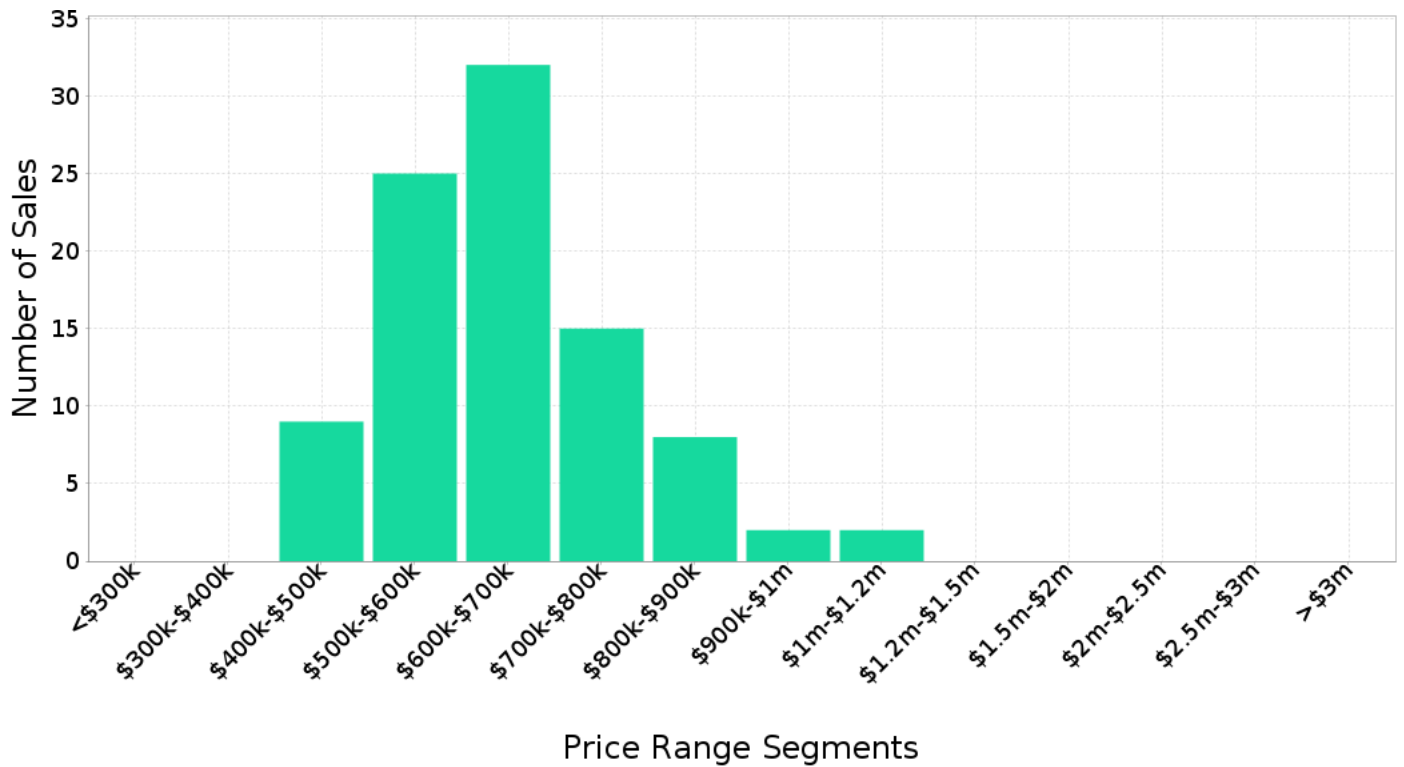


Sales & Growth Chart (House)

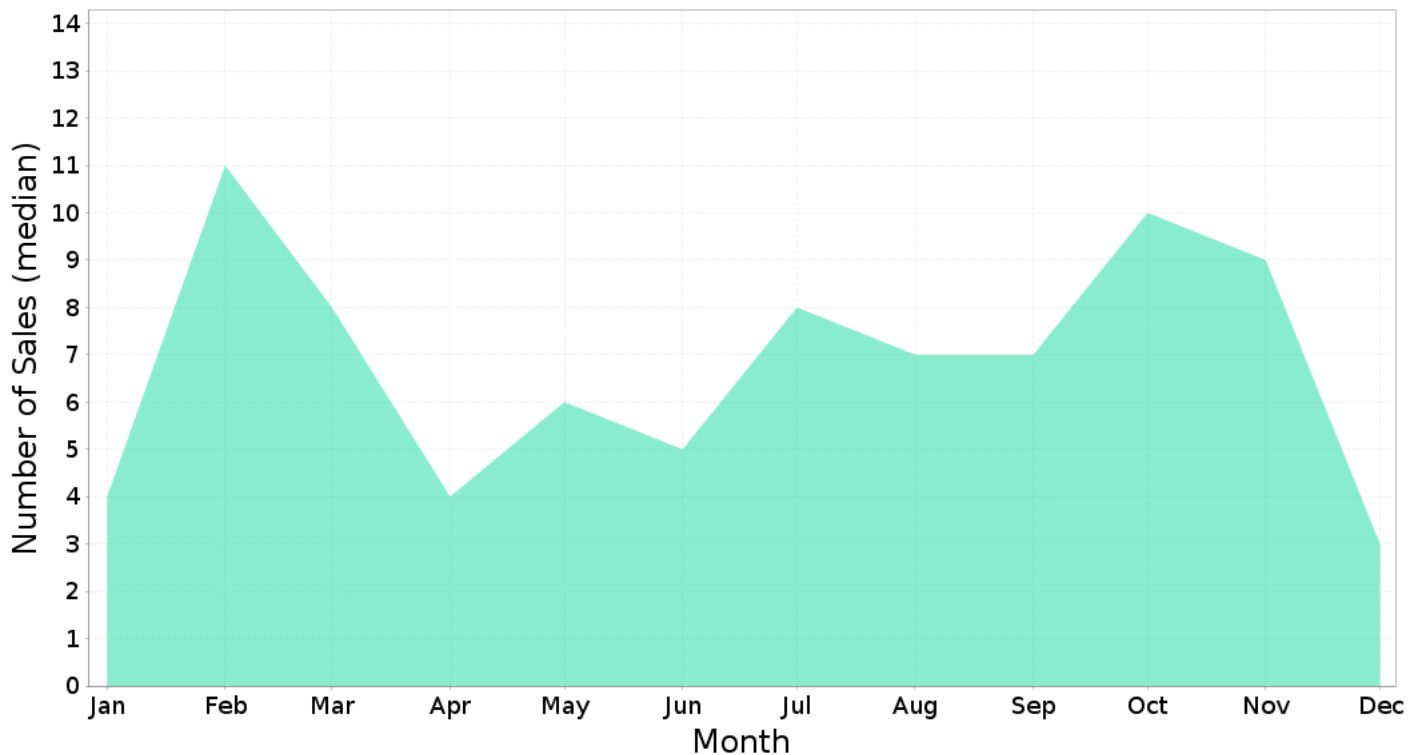
Year	No. of Sales	Average	Median	Growth	Low	High
2008	82	\$ 256,165	\$ 238,250		\$ 110,000	\$ 660,000
2009	79	\$ 269,100	\$ 259,000	8.7 %	\$ 182,000	\$ 454,000
2010	51	\$ 315,247	\$ 300,500	16.0 %	\$ 162,000	\$ 980,000
2011	75	\$ 324,182	\$ 319,000	6.2 %	\$ 70,529	\$ 540,000
2012	69	\$ 313,548	\$ 298,000	-6.6 %	\$ 128,000	\$ 545,000
2013	70	\$ 330,215	\$ 327,500	9.9 %	\$ 160,000	\$ 542,000
2014	90	\$ 341,256	\$ 325,000	-0.8 %	\$ 182,000	\$ 625,000
2015	70	\$ 369,546	\$ 345,500	6.3 %	\$ 255,000	\$ 660,000
2016	87	\$ 394,615	\$ 365,000	5.6 %	\$ 135,000	\$ 2,850,000
2017	98	\$ 422,144	\$ 405,000	11.0 %	\$ 280,000	\$ 765,000
2018	71	\$ 463,569	\$ 450,000	11.1 %	\$ 200,000	\$ 760,000
2019	78	\$ 463,405	\$ 481,000	6.9 %	\$ 60,000	\$ 702,000
2020	78	\$ 511,069	\$ 500,000	4.0 %	\$ 205,000	\$ 793,000
2021	81	\$ 627,508	\$ 620,000	24.0 %	\$ 330,000	\$ 1,310,000
2022	88	\$ 649,253	\$ 640,009	3.2 %	\$ 225,000	\$ 925,000
2023	60	\$ 636,675	\$ 612,500	-4.3 %	\$ 456,000	\$ 1,000,000
2024	89	\$ 636,962	\$ 620,000	1.2 %	\$ 403,125	\$ 1,050,000
2025	100	\$ 674,372	\$ 680,000	9.7 %	\$ 151,250	\$ 1,100,000
2026	38	\$ 714,803	\$ 723,750	6.4 %	\$ 480,000	\$ 905,000



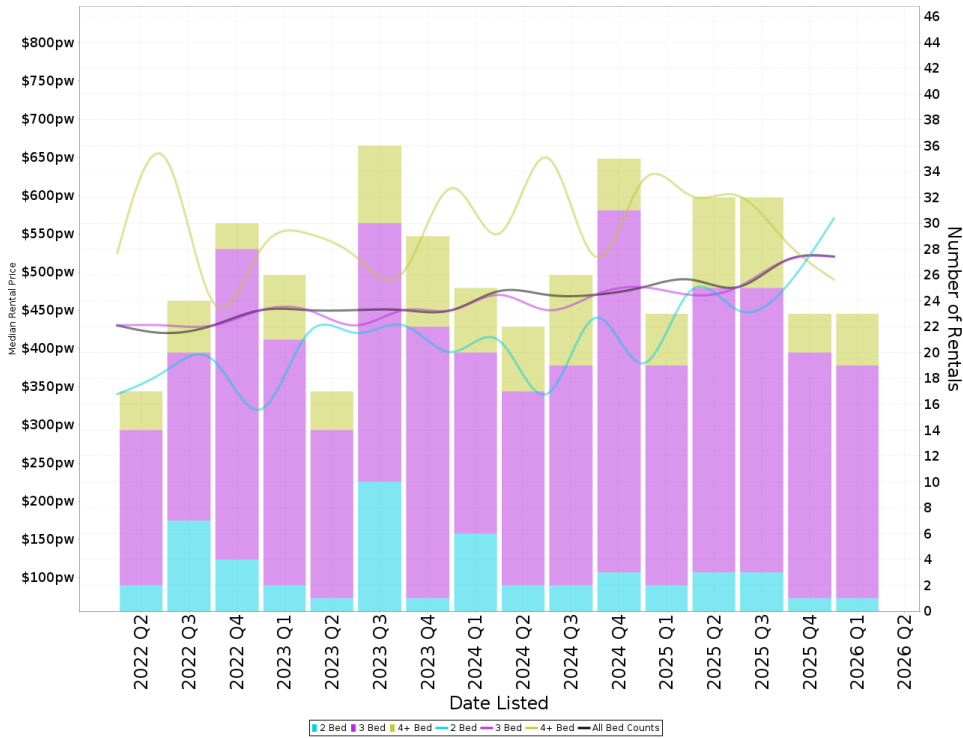
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.3%

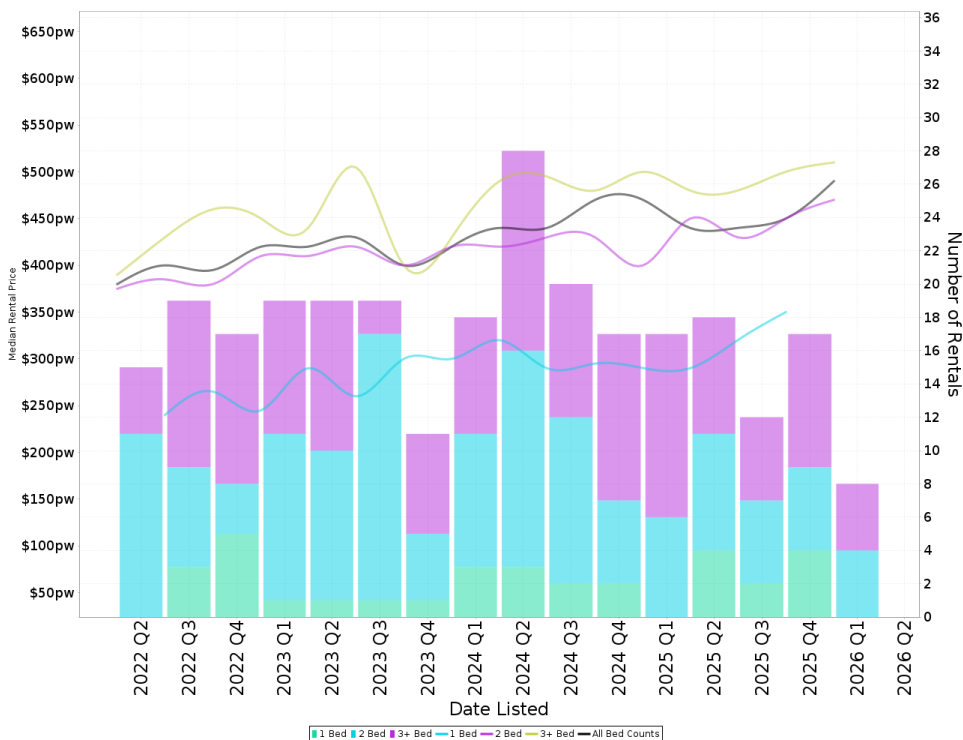
Current Median Price: \$695,000
Previous Median Price: \$630,000
Based on 196 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$695,000
Current Median Rent: \$500
Based on 110 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.2%

Current Median Price: \$540,000
Previous Median Price: \$513,500
Based on 63 registered Unit sales compared over the last two rolling 12 month periods.




Suburb Rental Yield


+4.3%

Current Median Price: \$540,000
Current Median Rent: \$450
Based on 55 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$420 and the highest for rent price is \$550 with a median rental price of \$505. Days listed ranges from 3 to 29 days with the average currently at 16 days for these selected properties.





- 35 LIBAU AVE, BELL PARK 3215** UBD Ref: Melbourne - 625 Q13  3  2  2




Property Type: House
Area: 645 m²
RPD: 99//LP30056

Features:

Current Rent Price: **\$550 per week**
 First Rent Price: **\$550 per week**
 Month Listed: **June 2026**
 Days on Market: **3 Days**






- 186 SEPARATION ST, BELL PARK 3215** UBD Ref: Melbourne - 625 N10  3  1  1




Property Type: House
Area: 660 m²
RPD: 177//LP11705

Features: BRICK AND TILE, CONTEMPORARY, ENSUITE, FIRE PLACE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR

Current Rent Price: **\$535 per week**
 First Rent Price: **\$535 per week**
 Month Listed: **June 2026**
 Days on Market: **8 Days**






- 15 VISTULA AVE, BELL PARK 3215** UBD Ref: Melbourne - 625 R13  3  1  2




Property Type: House
Area: 604 m²
RPD: 185//LP30056

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN, FLOORBOARDS

Current Rent Price: **\$500 per week**
 First Rent Price: **\$500 per week**
 Month Listed: **June 2026**
 Days on Market: **11 Days**






- 73 WURROOK CCT, NORTH GEELONG 3215** UBD Ref: Melbourne - 625 Q13  3  2  2




Property Type: House
Area: 339 m² (126 m²)
RPD: 299//PS647500

Features:

Current Rent Price: **\$550 per week**
 First Rent Price: **\$550 per week**
 Month Listed: **May 2026* (Rented)**
 Days on Market: **12 Days**



- 153 THOMPSON RD, BELL PARK 3215** UBD Ref: Melbourne - 625 R13  3  1  2



Property Type: House
Area: 814 m²
RPD: 1//TP236830

Features:

Current Rent Price: **\$450 per week**
 First Rent Price: **\$450 per week**
 Month Listed: **May 2026**
 Days on Market: **25 Days**



27 LIBAU AVE, BELL PARK 3215

UBD Ref: Melbourne - 625 Q12  **3**  **1**  **4**



Property Type: House
Area: 725 m²
RPD: 95//LP30056

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **May 2026**
Days on Market: **29 Days**

Features: DECK, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING, DISHWASHER



14 MILAN ST, BELL PARK 3215

UBD Ref: Melbourne - 625 R11  **3**  **1**  **2**



Property Type: House
Area: 571 m²
RPD: 24//LP30055

Current Rent Price: **\$420 per week**
First Rent Price: **\$420 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **17 Days**

Features: BRICK AND TILE



24 WILLOW CRES, BELL PARK 3215

UBD Ref: Melbourne - 625 N13  **3**  **1**  **2**



Property Type: House
Area: 651 m²
RPD: 77//LP12434

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **14 Days**

Features: AIR CONDITIONED



10A KAUNAS ST, BELL PARK 3215

UBD Ref: Melbourne - 625 Q12  **3**  **2**  **1**



Property Type: Unit
Area: 353 m²
RPD: 2//PS712658

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **17 Days**

Features: DECK, BUILT IN ROBES, IMPROVEMENTS: SECURE PARKING, DISHWASHER, ALARM SYSTEM, COURTYARD, INTERCOM



15 KAUNAS ST, BELL PARK 3215

UBD Ref: Melbourne - 625 Q12  **3**  **1**  **1**



Property Type: House
Area: 604 m²
RPD: 214//LP30056

Current Rent Price: **\$460 per week**
First Rent Price: **\$470 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **28 Days**

Features:



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$629,000 and the highest for sale price is \$725,000 with a median sale price of \$649,000. Days listed ranges from 3 to 605 days with the average currently at 208 days for these selected properties.

<p>48 THORBURN ST, BELL PARK 3215</p> 	<p>Property Type: House Area: 627 m² RPD: 301//LP30055</p> <p>Features: BRICK AND TILE, ENSUITE, STUDY, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED</p>	<p>UBD Ref: Melbourne - 625 P11 Distance from Property: 46m</p> <p> 3  1  1</p> <p>Current List Price: \$629,000 - \$679,000 First List Price: \$629,000 - \$679,000 Date Listed: 09/06/2026 Days Listed: 3 Days Listed Price Change:</p> <p></p>
<p>66 MCCLELLAND ST, BELL PARK 3215</p> 	<p>Property Type: House Area: 384 m² RPD: 1//PS600384</p> <p>Features: AIR CONDITIONED</p>	<p>UBD Ref: Melbourne - 625 P11 Distance from Property: 63m</p> <p> 3  1  1</p> <p>Current List Price: \$649,000 - \$699,000 First List Price: \$649,000 - \$699,000 Date Listed: 27/05/2026 Days Listed: 16 Days Listed Price Change:</p> <p></p>
<p>44 BRUCE ST, BELL PARK 3215</p> 	<p>Property Type: House Area: 650 m² RPD: 142//LP11705</p> <p>Features: DECK, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING, COURTYARD, DISHWASHER, GARDEN / COURTYARD</p>	<p>UBD Ref: Melbourne - 625 P10 Distance from Property: 522m</p> <p> 4  2  5</p> <p>Current List Price: \$725,000 - \$775,000 First List Price: \$720,000 - \$790,000 Date Listed: 15/10/2024 Days Listed: 605 Days Listed Price Change:</p> <p></p>

Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 800.0m from the focus property. The lowest sale price is \$676,000 and the highest sale price is \$860,000 with a median sale price of \$735,000. Days listed ranges from 3 to 269 days with the average currently at 86 days for these selected properties.

26A MALCOLM ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 N11
Distance from Property: 407m 3 2 2



Property Type: Unit
Area: 310 m²
Area \$/m²: \$2,485
RPD: 1//PS840343

Sale Price: **\$770,000 (Recent Advice - Sale)**
Sale Date: 05/06/2026 Days to Sell: **269 Days**
Last Price: \$749,000 - \$799,000 Chg %:
First Price: \$765,000 - \$815,000 Chg %:

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



18 BANFIELD ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 N12
Distance from Property: 349m 3 2 2



Property Type: House
Area: 630 m²
Area \$/m²: \$1,214
RPD: 278//LP12530

Sale Price: **\$765,000 (Recent Advice - Sale)**
Sale Date: 23/05/2026 Days to Sell: **26 Days**
Last Price: \$650,000 to \$700,000 Chg %:
First Price: \$650,000 to \$700,000 Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING



73 WURROOK CCT, NORTH GEELONG, VIC 3215

UBD Ref: Melbourne - 625 Q13
Distance from Property: 493m 3 2 2



Property Type: House
Area: 338 m²
Area \$/m²: \$2,000
RPD: 299//PS647500

Sale Price: **\$676,000 (Normal Sale)**
Sale Date: 15/04/2026 Days to Sell: **3 Days**
Last Price: \$620,000 to \$669,000 Chg %:
First Price: \$620,000 to \$669,000 Chg %:

Features:



12 LIBAU AVE, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 R12
Distance from Property: 304m 3 1 1



Property Type: House
Area: 632 m²
Area \$/m²: \$1,139
RPD: 1//TP373280

Sale Price: **\$720,000 (Normal Sale)**
Sale Date: 14/04/2026 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: NORTH FACING,



2/12 YARAAN ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 P12
Distance from Property: 205m 3 1 2





Property Type: Unit
Area: 215 m²
Area \$/m²: \$3,188
RPD: 2//PS848443

Sale Price: **\$685,000 (Normal Sale)**
Sale Date: 06/04/2026 Days to Sell: **74 Days**
Last Price: \$669,000 - \$699,000 Chg %:
First Price: \$680,000 - \$730,000 Chg %:

Features:



12 ELSIE ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 P12  **3**  **1**  **2**
Distance from Property: 251m



Property Type: House
Area: 630 m²
Area \$/m²: \$1,143
RPD: 217//LP12530

Sale Price: **\$720,000 (Normal Sale)**
Sale Date: 01/04/2026 Days to Sell: **12 Days**
Last Price: \$700,000 - \$750,000 Chg %:
First Price: \$700,000 - \$750,000 Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, GAS



186 SEPARATION ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 N10  **3**  **1**  **1**
Distance from Property: 430m






Property Type: House
Area: 660 m²
Area \$/m²: \$1,136
RPD: 17//LP11705

Sale Price: **\$750,000 (Normal Sale)**
Sale Date: 28/03/2026 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: BRICK AND TILE, CONTEMPORARY, ENSUITE, FIRE PLACE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN,



28A THORBURN ST, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 Q12  **3**  **2**  **2**
Distance from Property: 143m



Property Type: House
Area: 360 m²
Area \$/m²: \$2,389
RPD: 2//PS813775

Sale Price: **\$860,000 (Normal Sale)**
Sale Date: 10/02/2026 Days to Sell: **132 Days**
Last Price: \$800,000 - \$880,000 Chg %:
First Price: \$800,000 - \$888,000 Chg %:

Features:



17 LEVOCA COURT, BELL PARK, VIC 3215



Appraisal Price

This market analysis has been prepared on 12/06/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$779,000 to \$799,000

Contact your agent for further information:

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