

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 40B Paloma Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,196,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	39a Warwick St BENTLEIGH EAST 3165	\$1,559,000	18/12/2024
3	19a Wolai Av BENTLEIGH EAST 3165	\$1,408,000	12/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/02/2025 11:02



Property Type: Townhouse

Comparable Properties



38a Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,547,500
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Res)



39a Warwick St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,559,000
Method: Private Sale
Date: 18/12/2024
Property Type: Townhouse (Single)
Land Size: 294 sqm approx



19a Wolai Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,408,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: Townhouse (Single)

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