

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

2b Hilary Grove, 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

\$1,435,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

25/02/2024

to

24/02/2025

Source

Property Data

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	105a Deakin St BENTLEIGH EAST 3165	\$1,475,000	24/12/2024
2	19a Wolai Av BENTLEIGH EAST 3165	\$1,408,000	12/12/2024
3	2 St Peters Ct BENTLEIGH EAST 3165	\$1,465,000	19/10/2024

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:

25/02/2025 11:51



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



105a Deakin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,475,000

Method: Private Sale

Date: 24/12/2024

Property Type: Townhouse (Single)



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

Agent Comments

4 3 2

Price: \$1,408,000

Method: Sold Before Auction

Date: 12/12/2024

Property Type: Townhouse (Single)



2 St Peters Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 1 5

Price: \$1,465,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 660 sqm approx