

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

1/28 Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$970,000

 &

\$1,050,000

Median sale price

Median price

\$1,428,750

 Property Type

Townhouse

 Suburb

Bentleigh East

Period - From

18/02/2024

 to

17/02/2025

 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	1/10 Norville St BENTLEIGH EAST 3165	\$1,005,000	24/10/2024
2	9/11 St Georges Av BENTLEIGH EAST 3165	\$940,000	05/10/2024
3	45 Dega Av BENTLEIGH EAST 3165	\$1,006,000	21/09/2024

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:

18/02/2025 12:15



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/10 Norville St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,005,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Townhouse (Res)



9/11 St Georges Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$940,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Townhouse (Res)



45 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,006,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Townhouse (Res)

Land Size: 725 sqm approx