Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

164 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$1,426,000	Pro	perty Type	House		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

	aress of comparable property	1 1100	Date of Sale
1	926 Centre Rd BENTLEIGH EAST 3165	\$1,100,000	14/12/2024
2	62 East Boundary Rd BENTLEIGH EAST 3165	\$1,223,000	13/10/2024
3	73 East Boundary Rd BENTLEIGH EAST 3165	\$1,040,000	20/08/2024

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 17:26



Date of sale



Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2024: \$1,426,000



Property Type: House

Comparable Properties



926 Centre Rd BENTLEIGH EAST 3165 (REI)

Price: \$1,100,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res)

Agent Comments

62 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)





Agent Comments

Agent Comments

Price: \$1,223,000 Method: Auction Sale Date: 13/10/2024

Property Type: House (Res) Land Size: 671 sqm approx



73 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,040,000

Method: Sold Before Auction

Date: 20/08/2024

Property Type: House (Res) Land Size: 627 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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