

# 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 25 Stockdale Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 05/02/2024 to 04/02/2025 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	29 Stockdale Av BENTLEIGH EAST 3165		18/12/2024
2	42 Beddoe Av BENTLEIGH EAST 3165	\$1,427,000	13/11/2024
3	9 Box Ct BENTLEIGH EAST 3165	\$1,395,000	09/11/2024

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: 05/02/2025 14:51



 3    1    2

**Property Type:** House  
**Land Size:** 617 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 05/02/2024 - 04/02/2025: \$1,480,000

## Comparable Properties



**29 Stockdale Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    1    1

**Price:**  
**Method:** Auction Sale  
**Date:** 18/12/2024  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**42 Beddoe Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,427,000  
**Method:** Auction Sale  
**Date:** 13/11/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**9 Box Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    1    3

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

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