

# 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

1/61 East Boundary Road, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,235,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2024

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	46 Fromer St BENTLEIGH 3204	\$1,085,000	12/12/2024
2	757 South Rd BENTLEIGH EAST 3165	\$970,000	16/11/2024
3			

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 10:55



4 1 1

Property Type: House

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2024: \$1,235,000

## Comparable Properties



46 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,085,000

Method: Private Sale

Date: 12/12/2024

Property Type: House (Res)

Land Size: 400 sqm approx



757 South Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$970,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 358 sqm approx

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.

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