

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

23 Connie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,467,500 Property Type House 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	5 Raven Ct OAKLEIGH SOUTH 3167	\$862,000	30/11/2024
2	33 Chauvel St BENTLEIGH EAST 3165	\$911,500	02/10/2024
3	1/9 Ward Av OAKLEIGH SOUTH 3167	\$907,000	07/09/2024

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:

26/02/2025 17:58



2 1 1

Property Type: House (Res)

Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending December 2024: \$1,467,500

Comparable Properties



5 Raven Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2 1 3

Price: \$862,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 370 sqm approx



33 Chauvel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$911,500

Method: Auction Sale

Date: 02/10/2024

Property Type: House (Res)

Land Size: 393 sqm approx



1/9 Ward Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2 1 1

Price: \$907,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222