

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

12a Harding Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,590,000 & \$1,730,000

Median sale price

Median price \$1,452,500 Property Type Townhouse Suburb Bentleigh

Period - From 24/02/2024 to 23/02/2025 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	52 Lahona Av BENTLEIGH EAST 3165	\$1,790,000	22/02/2025
2	7a Glenmer St BENTLEIGH 3204	\$1,795,000	04/12/2024
3	23b Atkinson St BENTLEIGH 3204	\$1,705,000	30/11/2024

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:

24/02/2025 09:49



Property Type: Townhouse

Comparable Properties



52 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)



7a Glenmer St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,795,000

Method: Private Sale

Date: 04/12/2024

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



23b Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,705,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 307 sqm approx

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