

# 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

1/12 Richard Street, Bentleigh East Vic 3165

### Indicative selling price

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

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

### Median sale price

Median price \$1,196,000 Property Type Unit 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	Price	Date of sale
1	2/57 Tudor St BENTLEIGH EAST 3165	\$1,050,000	22/03/2025
2	1/14 Manuka St BENTLEIGH EAST 3165	\$1,105,000	03/03/2025
3	1/10 Norville St BENTLEIGH EAST 3165	\$1,005,000	24/10/2024

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:

01/04/2025 16:18



3 1 1

Property Type: Unit

## Comparable Properties



2/57 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,050,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Townhouse (Res)



1/14 Manuka St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,105,000  
Method: Sold Before Auction  
Date: 03/03/2025  
Property Type: Unit



1/10 Norville St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,005,000  
Method: Sold Before Auction  
Date: 24/10/2024  
Property Type: Townhouse (Res)