

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 28b Higgins Road, Bentleigh VIC 3204

## Indicative selling price

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

Single price \$ or range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,750,000 Property type Townhouse Suburb Bentleigh

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**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
51a Mitchell St BENTLEIGH 3204	\$1,600,000	13/02/2023
18b Marquis Rd BENTLEIGH 3204	\$1,600,00	02/12/2022
7 London St BENTLEIGH 3204	\$1,460,000	01/04/2023

This Statement of Information was prepared on: 18/05/2023