

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

82a Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,780,000 & \$1,830,000

Median sale price

Median price \$1,480,000 Property Type Townhouse Suburb Bentleigh

Period - From 30/01/2024 to 29/01/2025 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	15a Gray St BENTLEIGH EAST 3165	\$1,880,000	29/11/2024
2	24a Stratford Av BENTLEIGH EAST 3165	\$1,878,000	06/11/2024
3	9b Marriot Rd BENTLEIGH 3204	\$1,850,000	04/08/2024

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: 30/01/2025 16:17



Property Type: Townhouse

Agent Comments

Comparable Properties



15a Gray St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,880,000

Method: Private Sale

Date: 29/11/2024

Property Type: Townhouse (Single)



24a Stratford Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,878,000

Method: Private Sale

Date: 06/11/2024

Property Type: Townhouse (Res)

Land Size: 348 sqm approx



9b Marriot Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 04/08/2024

Property Type: Townhouse (Single)

Land Size: 359.20 sqm approx