

# 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

6 Elswill Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,426,000

Property Type House

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 Elswill St BENTLEIGH EAST 3165	\$1,325,000	23/11/2024
2	8 Belinda Ct BENTLEIGH EAST 3165	\$1,320,000	12/10/2024
3	21 Magnolia Av BENTLEIGH EAST 3165	\$1,372,000	31/08/2024

**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:

21/01/2025 12:35



 5  2  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**2 Elswill St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  1  2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**8 Belinda Ct BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 543 sqm approx



**21 Magnolia Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,372,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)