

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

9 Kurrajong Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,719,000

Median sale price

Median price

\$1,462,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/09/2024

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	7 Tasman Rd BENTLEIGH EAST 3165	\$1,720,000	07/09/2024
2	62 Stockdale Av BENTLEIGH EAST 3165	\$1,657,000	31/08/2024
3	31 Beddoe Av BENTLEIGH EAST 3165	\$1,768,000	17/08/2024

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:

22/11/2024 16:44



5 3 3

Property Type: House
Agent Comments

Comparable Properties



7 Tasman Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 585 sqm approx



62 Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,657,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 592 sqm approx



31 Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$1,768,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 587 sqm approx