

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

2/36 Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$970,000

&

\$1,020,000

Median sale price

Median price \$1,105,000

Property Type Unit

Suburb Bentleigh East

Period - From 28/04/2024

to

27/04/2025

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	1/39 Wards Gr BENTLEIGH EAST 3165	\$990,000	05/04/2025
2	2/9 Filbert St BENTLEIGH EAST 3165	\$1,020,000	02/04/2025
3	1/6 Browns Rd BENTLEIGH EAST 3165	\$1,005,000	26/03/2025

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:

28/04/2025 10:15



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$970,000 - \$1,020,000
Median Unit Price
28/04/2024 - 27/04/2025: \$1,105,000

Comparable Properties



1/39 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  1

Price: \$990,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 301 sqm approx



2/9 Filbert St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$1,020,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: Unit



1/6 Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,005,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480