

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 8A St Georges Avenue, Bentleigh East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,175,000

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. 2/18 Hinkler Avenue, Bentleigh East	\$1,170,000	15/11/2024
2. 1/1 Daphne Street, Bentleigh East	\$1,120,000	18/10/2024
3. 2/78 Robert Street, Bentleigh	\$1,210,000	04/02/2025

This Statement of Information was prepared on: 15/03/2025