

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 Hutchinson Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$2,750,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Bentleigh

Period - From 21/10/2023

to 20/10/2024

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	10 McKittrick Rd BENTLEIGH 3204	\$2,805,000	17/10/2024
2	18 Hutchinson St BENTLEIGH 3204	\$2,666,000	12/06/2024
3	340 Mckinnon Rd BENTLEIGH EAST 3165	\$2,675,000	01/06/2024

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:

21/10/2024 16:10

9 Hutchinson Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

9593 4500

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sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$2,750,000

Median House Price

21/10/2023 - 20/10/2024: \$1,615,000



 4  3  5

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



10 McKittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

 5  5  2

Price: \$2,805,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: House (Res)

Land Size: 697 sqm approx



18 Hutchinson St BENTLEIGH 3204 (REI)

Agent Comments

 5  2  4

Price: \$2,666,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 674 sqm approx



340 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,675,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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