

# 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

109 Bignell Road, 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

\$1,180,000

&

\$1,250,000

### Median sale price

Median price

\$1,484,000

Property Type

House

Suburb

Bentleigh East

Period - From

13/02/2024

to

12/02/2025

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	6 Claude St BENTLEIGH EAST 3165	\$1,230,000	29/11/2024
2	81 Bignell Rd BENTLEIGH EAST 3165	\$1,235,000	11/11/2024
3	22 Begg St BENTLEIGH EAST 3165	\$1,250,000	07/11/2024

**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:

13/02/2025 13:06



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,180,000 - \$1,250,000  
**Median House Price**  
13/02/2024 - 12/02/2025: \$1,484,000

## Comparable Properties



**6 Claude St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 593 sqm approx



**81 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** House  
**Land Size:** 610 sqm approx



**22 Begg St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 07/11/2024  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx

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