

# 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

16 Agnes Street, 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 \$1,400,000 & \$1,525,000

### Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Bentleigh East

Period - From 14/01/2024 to 13/01/2025 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	105a Deakin St BENTLEIGH EAST 3165	\$1,475,000	24/12/2024
2	10b Blackshaw St MCKINNON 3204	\$1,641,500	19/12/2024
3	5b Roselyn Cr BENTLEIGH EAST 3165	\$1,500,000	04/12/2024

**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:

14/01/2025 15:15



**Property Type:** House

**Land Size:** 325 sqm approx

Agent Comments

## Comparable Properties



**105a Deakin St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,475,000

**Method:** Private Sale

**Date:** 24/12/2024

**Property Type:** Townhouse (Single)



**10b Blackshaw St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,641,500

**Method:** Private Sale

**Date:** 19/12/2024

**Property Type:** Townhouse (Single)



**5b Roselyn Cr BENTLEIGH EAST 3165 (VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Sale

**Date:** 04/12/2024

**Property Type:** Strata Unit/Townhouse - Conjoined