

# 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

1/26 Norville 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 \$790,000 & \$850,000

### Median sale price

Median price \$1,235,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 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	3/32 Elizabeth St BENTLEIGH EAST 3165	\$850,000	23/10/2024
2	1/11 Denver St BENTLEIGH EAST 3165	\$850,000	25/09/2024
3	1/7 Kennedy St BENTLEIGH EAST 3165	\$821,000	11/09/2024

**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:

31/01/2025 14:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median Unit Price**  
Year ending December 2024: \$1,235,000

## Comparable Properties



**3/32 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Unit



**1/11 Denver St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 25/09/2024  
**Property Type:** Unit  
**Land Size:** 356 sqm approx

**1/7 Kennedy St BENTLEIGH EAST 3165 (VG)**

Agent Comments



**Price:** \$821,000  
**Method:** Sale  
**Date:** 11/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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