# 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

26B Denver Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,690,000		&		\$1,790,000				
Median sale p	rice								
Median price	\$1,440,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	12/03/2024	to	11/03/2025		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	96a Jasper Rd BENTLEIGH 3204	\$1,690,000	01/03/2025
2	4a John St BENTLEIGH EAST 3165	\$1,729,000	22/02/2025
3	52 Lahona Av BENTLEIGH EAST 3165	\$1,790,000	22/02/2025

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:

12/03/2025 12:29





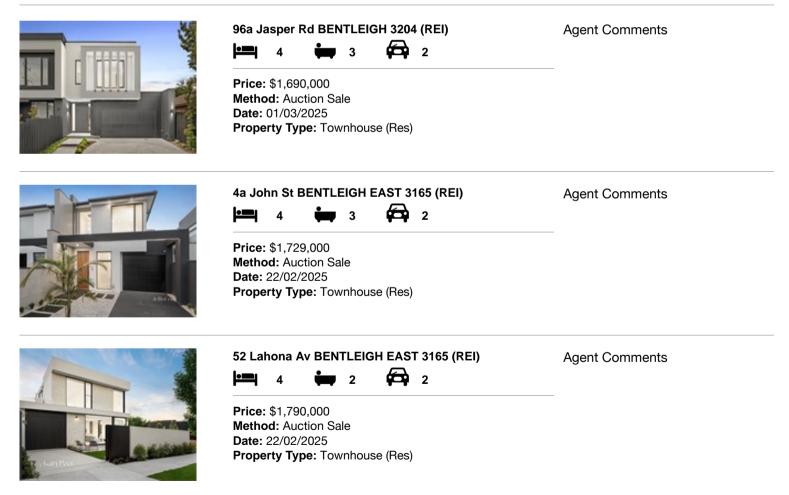




Rooms: 5 Property Type: Townhouse Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,690,000 - \$1,790,000 Median Townhouse Price 12/03/2024 - 11/03/2025: \$1,440,000

# **Comparable Properties**



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



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