

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 30B Elizabeth Street, Bentleigh East Victoria 3165

Indicative selling price

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

Single price N/A or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,426,000 Property type Townhouse Suburb BENTLEIGH EAST

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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. 53b Brady Rd BENTLEIGH EAST 3165	\$1,391,000	05/10/2024
3. 240a Patterson Rd BENTLEIGH 3204	\$1,455,000	14/09/2024

This Statement of Information was prepared on: 29/01/2025