

# 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

8a Auckland Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,920,000

### Median sale price

Median price \$1,452,500

Property Type Townhouse

Suburb Bentleigh

Period - From 15/02/2024

to 14/02/2025

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	1a Hobart St BENTLEIGH 3204	\$1,910,000	24/01/2025
2	7b Delma St BENTLEIGH EAST 3165	\$1,825,000	28/08/2024
3			

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:

15/02/2025 15:17



4   
 3   
 2

Property Type: Townhouse

Indicative Selling Price

\$1,920,000

Median Townhouse Price

15/02/2024 - 14/02/2025: \$1,452,500

## Comparable Properties

1a Hobart St BENTLEIGH 3204 (REI)

Agent Comments

4   
 3   
 2

Price: \$1,910,000

Method:

Date: 24/01/2025

Property Type: Townhouse (Single)

7b Delma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4   
 3   
 3

Price: \$1,825,000

Method: Sold Before Auction

Date: 28/08/2024

Property Type: Townhouse (Res)

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.

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