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

2/170 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$595,000

Median sale price

Median price	\$1,235,000	Pro	perty Type Unit	:	Suburb	Bentleigh East
Period - From	01/01/2024	to	31/12/2024	Sourc	eREIV	

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.

Add	dress of comparable property	Price	Date of sale
1	102/27 Bent St BENTLEIGH 3204	\$577,000	05/03/2025
2	101/170 East Boundary Rd BENTLEIGH EAST 3165	\$527,000	18/01/2025
3	5/170 East Boundary Rd BENTLEIGH EAST 3165	\$550,000	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:

24/03/2025 09:37



BigginScott^{*}





Property Type: Apartment Agent Comments

Indicative Selling Price \$595,000 Median Unit Price Year ending December 2024: \$1,235,000

Comparable Properties



102/27 Bent St BENTLEIGH 3204 (REI)



Price: \$577,000 Method: Private Sale Date: 05/03/2025 Property Type: Apartment

101/170 East Boundary Rd BENTLEIGH EAST 3165 (VG) Agent Comments



Price: \$527,000 Method: Sale Date: 18/01/2025 Property Type: Strata Unit/Flat



5/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)



Agent Comments

Agent Comments

Price: \$550,000 Method: Private Sale Date: 04/12/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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