

# 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

7 Tasman Road, 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,504,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2024

to 30/06/2024

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	62 Stockdale Av BENTLEIGH EAST 3165	\$1,657,000	31/08/2024
2	31 Beddoe Av BENTLEIGH EAST 3165	\$1,768,000	17/08/2024
3	14 Veronica St BENTLEIGH EAST 3165	\$1,640,000	25/05/2024

**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:

03/09/2024 14:40



3   2   2

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2024: \$1,504,000

## Comparable Properties



**62 Stockdale Av BENTLEIGH EAST 3165 (REI)**   [Agent Comments](#)

4   2   4

**Price:** \$1,657,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**31 Beddoe Av BENTLEIGH EAST 3165 (REI)**   [Agent Comments](#)

4   2   4

**Price:** \$1,768,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** House (Res)



**14 Veronica St BENTLEIGH EAST 3165 (REI/VG)**   [Agent Comments](#)

3   2   3

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**Land Size:** 591 sqm approx

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