

# 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 415 Chesterville 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,426,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 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	7 Greendale Rd BENTLEIGH EAST 3165	\$1,175,000	23/01/2025
2	6 Claude St BENTLEIGH EAST 3165	\$1,230,000	29/11/2024
3	3 Pasadena Cr BENTLEIGH EAST 3165	\$1,280,000	21/11/2024

**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: 04/02/2025 13:36



**Property Type:** House

**Land Size:** 697 sqm approx

## Comparable Properties



**7 Greendale Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 23/01/2025

**Property Type:** House



**6 Claude St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 29/11/2024

**Property Type:** House

**Land Size:** 593 sqm approx



**3 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 21/11/2024

**Property Type:** House

**Land Size:** 534 sqm approx

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