

# 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

87a Deakin Street, 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

\$1,750,000

&

\$1,800,000

### Median sale price

Median price

\$1,196,000

Property Type

Unit

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	15b Strathearn Av MURRUMBEENA 3163	\$1,840,000	31/10/2024
2	63a Barrington St BENTLEIGH EAST 3165	\$1,870,000	19/10/2024
3	15b Shrewsbury St BENTLEIGH EAST 3165	\$1,780,000	18/09/2024

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:

30/01/2025 11:33



4 4 2

Property Type: Townhouse

Agent Comments

## Comparable Properties



15b Strathearn Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,840,000

Method: Sold Before Auction

Date: 31/10/2024

Property Type: Townhouse (Res)



63a Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,870,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 359 sqm approx



15b Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,780,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Townhouse (Res)

Land Size: 289 sqm approx