

# 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 Stockdale Avenue, 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 \$1,400,000 & \$1,470,000

### Median sale price

Median price \$1,467,500 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 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	52 Purtell St BENTLEIGH EAST 3165	\$1,460,000	30/11/2024
2	154 Brady Rd BENTLEIGH EAST 3165	\$1,470,000	16/11/2024
3	42 Beddoe Av BENTLEIGH EAST 3165	\$1,427,000	13/11/2024

**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:

20/01/2025 12:17



 4  1  2

**Property Type:** House  
**Land Size:** 655 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,470,000  
**Median House Price**  
Year ending December 2024: \$1,467,500

## Comparable Properties



**52 Purtell St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**154 Brady Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)



**42 Beddoe Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,427,000  
**Method:** Auction Sale  
**Date:** 13/11/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

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