

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

15 Castles Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,190,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2023

to

31/12/2023

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	1/69 Purtell St BENTLEIGH EAST 3165	\$1,200,000	13/02/2024
2	2/26 Harding St BENTLEIGH 3204	\$1,200,000	21/12/2023
3	17 Dane Rd HAMPTON EAST 3188	\$1,180,000	09/12/2023

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:

27/02/2024 16:19



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,190,000

Median Unit Price

Year ending December 2023: \$945,000

Comparable Properties



1/69 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: Townhouse (Res)



2/26 Harding St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)



17 Dane Rd HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  1

Price: \$1,180,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 417 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480