

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

32 Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Bentleigh

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	22 Twisden Rd BENTLEIGH 3204	\$2,180,000	16/11/2024
2	44 Bent St BENTLEIGH 3204	\$2,145,000	12/10/2024
3			

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:

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Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

December quarter 2024: \$1,625,000



 5  2  3

Property Type: House

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



22 Twisden Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,180,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 647 sqm approx



44 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,145,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 569 sqm approx

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.