Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	32 Eddys Grove, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000	Range between	\$2,000,000	&	\$2,100,000	
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Median sale price

Median price	\$1,625,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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:	04/03/2025 11:21



Date of sale

WHITEFOX

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

Indicative Selling Price \$2,000,000 - \$2,100,000 **Median House Price** December quarter 2024: \$1,625,000





Property Type: House Land Size: 689 sqm approx **Agent Comments**

Comparable Properties

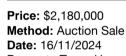








Agent Comments



Property Type: House (Res) Land Size: 647 sqm approx



44 Bent St BENTLEIGH 3204 (REI/VG)





Agent Comments

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.

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