

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

18B East View Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Bentleigh East

Period - From 11/02/2024 to 10/02/2025 Source Property Data

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	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	39a Warwick St BENTLEIGH EAST 3165	\$1,559,000	18/12/2024
3	28a Matthews Rd BENTLEIGH EAST 3165	\$1,555,000	16/11/2024

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: 11/02/2025 22:58



4 3 2

Rooms: 6

Property Type: Townhouse

Comparable Properties



38a Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,547,500

Method: Private Sale

Date: 23/12/2024

Property Type: Townhouse (Res)



39a Warwick St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,559,000

Method: Private Sale

Date: 18/12/2024

Property Type: Townhouse (Single)



28a Matthews Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 1

Price: \$1,555,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Townhouse (Res)