

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

2/49 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,196,000 Property Type Unit Suburb Bentleigh East

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	2/52 Tudor St BENTLEIGH EAST 3165	\$846,000	14/10/2024
2	2/17 Elizabeth St BENTLEIGH EAST 3165	\$850,500	12/10/2024
3	2/29 Poet Rd BENTLEIGH EAST 3165	\$935,000	11/10/2024

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:

29/03/2025 16:41

2/49 Deakin Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$820,000 - \$880,000

Median Unit Price

December quarter 2024: \$1,196,000



2 1 1

Property Type: Unit

Comparable Properties



2/52 Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$846,000

Method: Sold Before Auction

Date: 14/10/2024

Property Type: Unit



2/17 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 2

Price: \$850,500

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit

Land Size: 224 sqm approx



2/29 Poet Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

2 - -

Price: \$935,000

Method: Sale

Date: 11/10/2024

Property Type: Strata Unit/Flat

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



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