

# 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 29 Stockdale Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,473,000 Property Type House Suburb Bentleigh East

Period - From 18/12/2023 to 17/12/2024 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	10 Bonny St BENTLEIGH EAST 3165	\$1,330,000	05/12/2024
2	9 Box Ct BENTLEIGH EAST 3165	\$1,395,000	09/11/2024
3	22 Begg St BENTLEIGH EAST 3165	\$1,250,000	07/11/2024

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: 18/12/2024 10:52



3   1   1

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,250,000 - \$1,375,000  
**Median House Price**  
 18/12/2023 - 17/12/2024: \$1,473,000

## Comparable Properties



**10 Bonny St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4   1   4

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 610 sqm approx



**9 Box Ct BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3   1   3

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**22 Begg St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 07/11/2024  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx