

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

69 BENDIGO AVENUE, BENTLEIGH, VIC 3204

Indicative selling price

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

Single price

or range between

\$1,890,000

&

\$2,079,000

Median sale price

Median price

\$1,671,454

Property Type

House

Suburb

BENTLEIGH

Period - From

7/04/0204

to

7/04/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
170 JASPER ROAD BENTLEIGH VIC 3204	\$1,490,000	22/11/2024
13 TALBOT AVENUE BENTLEIGH VIC 3204	\$1,675,000	21/10/2024
27 RENOWN STREET BENTLEIGH VIC 3204	\$1,585,000	07/12/2024

This Statement of Information was prepared on:

7/04/2025