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	28A Latham Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,490,000
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Median sale price

Median price	\$1,467,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/01/2024	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

Add	dress of comparable property	Price	Date of sale
1	22a Kurrajong St BENTLEIGH EAST 3165	\$1,550,000	24/10/2024
2	1c Paloma St BENTLEIGH EAST 3165	\$1,440,000	05/10/2024
3	72b Deakin St BENTLEIGH EAST 3165	\$1,550,000	26/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2025 21:23











Property Type: Townhouse (Res) Land Size: 288 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,490,000 **Median House Price** Year ending December 2024: \$1,467,500

Comparable Properties



22a Kurrajong St BENTLEIGH EAST 3165 (REI/VG)

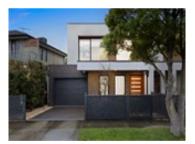
Price: \$1.550.000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Townhouse (Res) Land Size: 290 sqm approx

Agent Comments



1c Paloma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Price: \$1,440,000 Method: Auction Sale Date: 05/10/2024

Property Type: Townhouse (Res)



72b Deakin St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,550,000 Method: Private Sale Date: 26/09/2024

Property Type: Townhouse (Res) Land Size: 306 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



