

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

9b Milford Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/03/2023

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	2a Castlewood St BENTLEIGH EAST 3165	\$1,975,000	28/10/2022
2	2b Castlewood St BENTLEIGH EAST 3165	\$1,850,000	24/02/2023
3	1c Benina St BENTLEIGH EAST 3165	\$1,827,500	04/03/2023

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:

24/04/2023 11:08

9b Milford Street, Bentleigh East Vic 3165



4 3 2

Property Type: Townhouse (Res)

Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000

Median House Price

March quarter 2023: \$1,420,000

Comparable Properties



2a Castlewood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 1

Price: \$1,975,000

Method: Sold Before Auction

Date: 28/10/2022

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



2b Castlewood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 2

Price: \$1,850,000

Method: Private Sale

Date: 24/02/2023

Property Type: Townhouse (Single)

Land Size: 290 sqm approx



1c Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,827,500

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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