Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	25/76 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price \$529,950

Median sale price

Median price \$1,235,000	Property Type Unit	: Su	ıburb Bentleigh East
Period - From 01/10/2023	to 30/09/2024	Source RE	EIV

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

Address of comparable property		Price	Date of sale
1	5/170 East Boundary Rd BENTLEIGH EAST 3165	\$550,000	04/12/2024
2	201/665 Centre Rd BENTLEIGH EAST 3165	\$520,000	09/10/2024
3	107/1a Vivien St BENTLEIGH EAST 3165	\$525,000	26/06/2024

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:	6/12/2024 14:18
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Kon Galitos 9593 4500 0414 902 680 kongalitos

Indicative Selling Price \$529,950 **Median Unit Price**

Year ending September 2024: \$1,235,000

Agent Comments

Agent Comments

Agent Comments





Property Type: Apartment

Comparable Properties

5/170 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Price: \$550,000 Method: Private Sale Date: 04/12/2024

Property Type: Apartment

201/665 Centre Rd BENTLEIGH EAST 3165 (VG)

2







Price: \$520,000 Method: Sale Date: 09/10/2024

Property Type: Strata Unit/Flat

107/1a Vivien St BENTLEIGH EAST 3165 (REI/VG)



Price: \$525,000 Method: Private Sale

Date: 26/06/2024 Property Type: Unit

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





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