

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 30 Cairnes Grove, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,625,000 Property type House Suburb Bentleigh

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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
42 Mclean Av BENTLEIGH 3204	\$1,440,000	20/11/2024
27 London St BENTLEIGH 3204	\$1,617,000	19/10/2024
13 Talbot Av BENTLEIGH 3204	\$1,650,000	15/10/2024

This Statement of Information was prepared on: 13/02/2025