

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 2/25 Gladwyn Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Range between \$1,160,000 & \$1,275,000

Median sale price

Median price \$1,196,000 Property type Unit Suburb Bentleigh East

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
1/4a Bevis Street, Bentleigh East VIC 3165	\$1,305,000	15/02/2025
2/78 Robert Street, Bentleigh VIC 3204	\$1,210,000	04/02/2025
2/46 Hall Street, McKinnon VIC 3204	\$1,215,000	07/12/2024

~~**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: 24/02/2025