

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

10 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,432,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2022

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	8 Kashmira St BENTLEIGH EAST 3165	\$1,180,000	04/03/2023
2	1 Marlborough St BENTLEIGH EAST 3165	\$1,170,000	10/12/2022
3	18 Gladesville Dr BENTLEIGH EAST 3165	\$1,115,000	28/01/2023

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:

28/04/2023 13:17

10 Victor Road, Bentleigh East Vic 3165

Jellis Craig

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au



3 1 3

Property Type: House

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2023: \$1,432,500

Comparable Properties



8 Kashmira St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 558 sqm approx



1 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 4

Price: \$1,170,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 570 sqm approx



18 Gladesville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,115,000

Method: Auction Sale

Date: 28/01/2023

Property Type: House (Res)

Land Size: 587 sqm approx

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



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