

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 22 Highview Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,495,000 & \$1,640,000

Median sale price

Median price \$1,467,500 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/12/2024 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	22 Patricia St BENTLEIGH EAST 3165	\$1,531,000	09/11/2024
2	14 Lahona Av BENTLEIGH EAST 3165	\$1,520,000	26/10/2024
3	3 York St BENTLEIGH EAST 3165	\$1,570,000	25/09/2024

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: 23/01/2025 14:59



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 625 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,495,000 - \$1,640,000
Median House Price
 Year ending December 2024: \$1,467,500

Comparable Properties



22 Patricia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,531,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 602 sqm approx



14 Lahona Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,520,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 616 sqm approx



3 York St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,570,000
Method: Sold Before Auction
Date: 25/09/2024
Property Type: House (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900