

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

1/26 MANUKA STREET BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

2/52 TUDOR STREET BENTLEIGH EAST VIC 3165	\$846,000	15-Oct-24
1/6 TAUNTON AVENUE OAKLEIGH SOUTH VIC 3167	\$875,000	15-Feb-25
1/7 KENNEDY STREET BENTLEIGH EAST VIC 3165	\$821,000	11-Sep-24

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 6 months.

This Statement of Information was prepared on: 04 March 2025

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**2/52 TUDOR STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$846,000

Sold Date

15-Oct-24
 2

 1

 1

Distance

0.6km

**1/6 TAUNTON AVENUE OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS} **\$875,000**

Sold Date

15-Feb-25
 2

 1

 1

Distance

0.74km

**1/7 KENNEDY STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$821,000

Sold Date

11-Sep-24
 3

 1

 1

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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