

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

1/39 WARDS GROVE 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

Unit

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

1/10 NORVILLE STREET BENTLEIGH EAST VIC 3165	\$1,005,000	25-Oct-24
83A DEAKIN STREET BENTLEIGH EAST VIC 3165	\$967,000	14-Dec-24
3/2 BENINA STREET BENTLEIGH EAST VIC 3165	\$855,000	16-Nov-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: 11 March 2025

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**1/10 NORVILLE STREET
BENTLEIGH EAST VIC 3165**

 3  1  1

Sold Price **\$1,005,000** Sold Date **25-Oct-24**

Distance **1.12km**



**83A DEAKIN STREET BENTLEIGH
EAST VIC 3165**

 3  1  1

Sold Price ^{RS} **\$967,000** ^{UN} Sold Date **14-Dec-24**

Distance **1.32km**



**3/2 BENINA STREET BENTLEIGH
EAST VIC 3165**

 2  1  1

Sold Price **\$855,000** Sold Date **16-Nov-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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