

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

1/40 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$559,950

Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2025

to

31/03/2025

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	304/29 Loranne St BENTLEIGH 3204	\$560,000	04/04/2025
2	306/270b Mckinnon Rd MCKINNON 3204	\$560,000	14/02/2025
3	103/32 Mavho St BENTLEIGH 3204	\$573,000	27/11/2024

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:

26/04/2025 14:08

1/40 Mavho Street, Bentleigh Vic 3204

**Jellis
Craig**

Kon Galitos

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0414 902 680

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Indicative Selling Price

\$559,950

Median Unit Price

March quarter 2025: \$880,000



 2  1  1

Property Type: Apartment

Comparable Properties



304/29 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 04/04/2025

Property Type: Apartment



306/270b Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment



103/32 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$573,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment

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



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