

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 Oak Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,692,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2024

to

30/06/2025

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	1 Geel St BENTLEIGH 3204	\$1,575,000	21/06/2025
2	123 Tucker Rd BENTLEIGH 3204	\$1,615,000	27/05/2025
3	40 Strathmore St BENTLEIGH 3204	\$1,675,500	12/04/2025

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:

09/07/2025 13:42

**Rooms:** 7**Property Type:** House (Previously Occupied - Detached)**Land Size:** 698 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2025: \$1,692,000

Comparable Properties

**1 Geel St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$1,575,000**Method:** Auction Sale**Date:** 21/06/2025**Property Type:** House (Res)**Land Size:** 600 sqm approx**123 Tucker Rd BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$1,615,000**Method:** Private Sale**Date:** 27/05/2025**Property Type:** House**Land Size:** 826 sqm approx**40 Strathmore St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$1,675,500**Method:** Auction Sale**Date:** 12/04/2025**Property Type:** House**Land Size:** 605 sqm approx

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