

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

202/1 ST GEORGES AVENUE 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,438,500

Property type

Other

Suburb

Bentleigh East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

302/15 VICKERY STREET BENTLEIGH VIC 3204	\$965,500	26-Jul-25
1/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165	\$880,000	30-Apr-25

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 September 2025



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**302/15 VICKERY STREET
BENTLEIGH VIC 3204**

3 3 2

Sold Price **\$965,500** Sold Date **26-Jul-25**

Distance **1.93km**



**1/1 ST GEORGES AVENUE
BENTLEIGH EAST VIC 3165**

3 3 2

Sold Price **\$880,000** Sold Date **30-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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