

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

12/11 St Georges Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Bentleigh East

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	2/23 Dega Av BENTLEIGH EAST 3165	\$903,000	15/03/2025
2	30a Almurta Rd BENTLEIGH EAST 3165	\$910,000	15/03/2025
3	2/14 Bethwyn St BENTLEIGH EAST 3165	\$920,000	06/02/2025

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:

14/05/2025 10:22

12/11 St Georges Avenue, Bentleigh East Vic 3165

Jellis Craig

Nick Renna

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

March quarter 2025: \$1,320,000



Property Type: Unit

Agent Comments

Comparable Properties



2/23 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$903,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit



30a Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit

Land Size: 222 sqm approx

2/14 Bethwyn St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$920,000

Method: Sale

Date: 06/02/2025

Property Type: Flat/Unit/Apartment (Res)

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



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