

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

126 Bignell Road, Bentleigh East Vic 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price

\$1,350,000

## Median sale price

Median price

\$1,426,000

Property type

House

Suburb

Bentleigh East

Period - From

01/10/2024

to

31/12/2024

Source

REIV

## Comparable property sales

**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. 109 Bignell Rd BENTLEIGH EAST 3165	\$1,302,000	04/03/2025
2. 12 Rudyard St BENTLEIGH EAST 3165	\$1,280,000	03/02/2025
3. 3 Pasadena Cr BENTLEIGH EAST 3165	\$1,280,000	21/11/2024

This Statement of Information was prepared on: 23/03/2025