

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

13/1d Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$685,000

&

\$750,000

Median sale price

Median price

\$1,051,200

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2025

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	14/1d Tovan Akas Av BENTLEIGH 3204	\$850,000	20/09/2025
2	3/12-14 Adam St BENTLEIGH 3204	\$725,000	13/09/2025
3	5/13 Kelly Av HAMPTON EAST 3188	\$700,000	19/06/2025

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:

29/09/2025 15:18

13/1d Tovan Akas Avenue, Bentleigh Vic 3204

JellisCraig

Alex Grigoriadis

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Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

June quarter 2025: \$1,051,200



2 1 1

Property Type: Unit

Comparable Properties



14/1d Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit

Land Size: 162 sqm approx



3/12-14 Adam St BENTLEIGH 3204 (REI)

Agent Comments

2 1 3

Price: \$725,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit



5/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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