

# 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

14 Mackie Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

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	3 Julis St BENTLEIGH EAST 3165	\$1,635,000	06/09/2025
2	7 Dromana Av BENTLEIGH EAST 3165	\$1,700,000	21/06/2025
3	36 Kinlock Av MURRUMBEENA 3163	\$1,690,000	31/05/2025

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 15:13



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2025: \$1,520,000

## Comparable Properties



**3 Julis St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 3

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**7 Dromana Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 1 3

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**36 Kinlock Av MURRUMBEENA 3163 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House

**Land Size:** 606 sqm approx