

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

2/42 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,335,000

Property Type Unit

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	2/43 Gilmour Rd BENTLEIGH 3204	\$1,147,500	08/07/2025
2	1/731 South Rd BENTLEIGH EAST 3165	\$1,100,000	05/07/2025
3	1a Rowland St BENTLEIGH EAST 3165	\$1,150,000	21/06/2025

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:

01/10/2025 12:01



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

June quarter 2025: \$1,335,000

Comparable Properties



2/43 Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,147,500

Method: Private Sale

Date: 08/07/2025

Property Type: Unit



1/731 South Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Single)

Land Size: 255 sqm approx



1a Rowland St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 230 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480