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	

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price	\$880,000	Pro	perty Type U	nit		Suburb	Bentleigh
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

Add	dress of comparable property	Price	Date of sale
1	1a Rowland St BENTLEIGH EAST 3165	\$1,150,000	21/06/2025
2	37a Mckittrick Rd BENTLEIGH 3204	\$1,125,000	17/05/2025
3	2/22 East View Cr BENTLEIGH EAST 3165	\$1,161,000	15/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2025 11:53









Property Type: Unit **Agent Comments**

Indicative Selling Price \$1,180,000 **Median Unit Price** March quarter 2025: \$880,000

Comparable Properties



1a Rowland St BENTLEIGH EAST 3165 (REI)

Price: \$1,150,000

Method: Auction Sale Date: 21/06/2025

Property Type: Townhouse (Res)

Agent Comments



37a Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

Price: \$1,125,000 Method: Auction Sale Date: 17/05/2025 Property Type: Unit



2/22 East View Cr BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,161,000 Method: Private Sale Date: 15/04/2025

Property Type: Townhouse (Single)

Agent Comments

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





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