

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

2/8 MALANE STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

7 MORAY STREET BENTLEIGH EAST VIC 3165	\$1,250,000	12-Apr-25
4 MARION STREET BENTLEIGH VIC 3204	\$1,230,000	10-Jul-25
2/6 JEFFREY STREET BENTLEIGH VIC 3204	\$1,151,500	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 10 September 2025

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7 MORAY STREET BENTLEIGH EAST VIC 3165

Sold Price

\$1,250,000

Sold Date

12-Apr-25

 3

 2

 2

Distance

0.52km



4 MARION STREET BENTLEIGH VIC 3204

Sold Price

\$1,230,000

Sold Date

10-Jul-25

 3

 2

 2

Distance

0.54km



2/6 JEFFREY STREET BENTLEIGH VIC 3204

Sold Price

^{RS} **\$1,151,500**

Sold Date

23-Aug-25

 2

 1

 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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