

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

20 Molden Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

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	Price	Date of sale
1	11 Charles St BENTLEIGH EAST 3165	\$1,850,000	17/04/2025
2	86 Tambet St BENTLEIGH EAST 3165	\$1,850,000	17/04/2025
3	62 Ulupna Rd ORMOND 3204	\$1,900,000	28/11/2024

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:

19/05/2025 13:11



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 841 sqm approx

Agent Comments

Comparable Properties



11 Charles St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,850,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 718 sqm approx



86 Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 3

Price: \$1,850,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 711 sqm approx



62 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 705 sqm approx