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 betwee	n \$1,800,000		&		\$1,950,0	00		
Median sale price								
Median price	\$1,450,000	Pro	operty Type	Hou	ISE		Suburb	Bentleigh East
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress 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









Property Type: House (Previously Occupied - Detached) Land Size: 841 sqm approx Agent Comments Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price Year ending March 2025: \$1,450,000

Comparable Properties

11 Charles St BENTLEIGH EAST 3165 (REI) 4 2 4 4 Price: \$1,850,000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 718 sqm approx	Agent Comments
86 Tambet St BENTLEIGH EAST 3165 (REI) 5 2 3 Price: \$1,850,000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 711 sqm approx	Agent Comments
62 Ulupna Rd ORMOND 3204 (REI/VG) 4 2 2 2 Price: \$1,900,000 Method: Private Sale Date: 28/11/2024 Property Type: House Land Size: 705 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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