

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

28 STRATFORD AVENUE 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

109 BIGNELL ROAD BENTLEIGH EAST VIC 3165	\$1,302,000	28-Feb-25
49 REID STREET MURRUMBEENA VIC 3163	\$1,350,000	26-Feb-25
25 STOCKDALE AVENUE BENTLEIGH EAST VIC 3165	\$1,436,000	19-Feb-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: 11 March 2025



109 BIGNELL ROAD BENTLEIGH EAST VIC 3165

Sold Price ^{RS} **\$1,302,000** ^{UN} Sold Date **28-Feb-25**

 3  1  1

Distance **1.79km**



49 REID STREET MURRUMBEENA VIC 3163

Sold Price ^{RS} **\$1,350,000** Sold Date **26-Feb-25**

 3  1  2

Distance **1.73km**



25 STOCKDALE AVENUE BENTLEIGH EAST VIC 3165

Sold Price ^{RS} **\$1,436,000** Sold Date **19-Feb-25**

 3  1  2

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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