

# 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

29 Abbin Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,800,000

### Median sale price

Median price

\$1,443,000

Property Type

House

Suburb

Bentleigh East

Period - From

17/05/2024

to

16/05/2025

Source

Property Data

### 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 | 315 Chesterville Rd BENTLEIGH EAST 3165 | \$1,700,000 | 04/04/2025   |
| 2 | 2 Dover St BENTLEIGH EAST 3165          | \$1,719,500 | 27/03/2025   |
| 3 | 6 Margaretta St BENTLEIGH EAST 3165     | \$1,730,000 | 15/03/2025   |

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:

17/05/2025 16:27



5 3 4

Property Type: House

## Comparable Properties



315 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

5 3 4

Price: \$1,700,000  
Method: Private Sale  
Date: 04/04/2025  
Property Type: House  
Land Size: 1062 sqm approx



2 Dover St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 2

Price: \$1,719,500  
Method: Auction Sale  
Date: 27/03/2025  
Property Type: House (Res)  
Land Size: 591 sqm approx



6 Margaretta St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,730,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: House (Res)  
Land Size: 595 sqm approx