

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

29a Bradford Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,196,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2024

to

31/12/2024

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	37a Victor Rd BENTLEIGH EAST 3165	\$1,610,000	03/03/2025
2	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025
3	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024

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:

01/04/2025 16:48



4 3 1

Property Type: Townhouse

Comparable Properties



37a Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,610,000
Method: Private Sale
Date: 03/03/2025
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



8a Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)



38a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,547,500
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Res)
Land Size: 326 sqm approx