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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,196,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress 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





Kosta Mesaritis



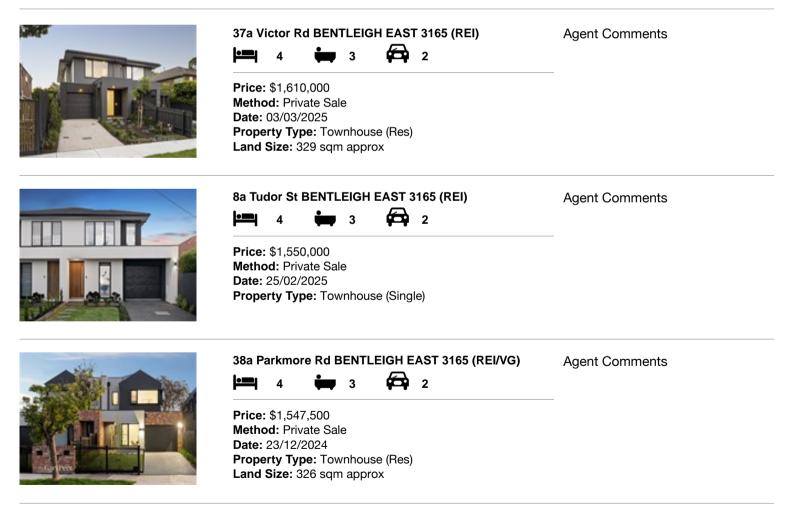


Property Type: Townhouse

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Unit Price December quarter 2024: \$1,196,000

Comparable Properties



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



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