

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

3/16 RAILWAY CRESCENT BENTLEIGH VIC 3204

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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,675,250

Property type

Other

Suburb

Bentleigh

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1/45 NORTH AVENUE BENTLEIGH VIC 3204	\$1,190,000	30-Aug-25
3/45 NORTH AVENUE BENTLEIGH VIC 3204	\$1,150,000	17-Apr-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: 08 September 2025

Harrison Mosley

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E harrison.m@obrienrealestate.com.au**1/45 NORTH AVENUE BENTLEIGH
VIC 3204**Sold Price ^{RS} **\$1,190,000** ^{UN} Sold Date **30-Aug-25** 3  2  2Distance **0.77km****3/45 NORTH AVENUE BENTLEIGH
VIC 3204**Sold Price **\$1,150,000** Sold Date **17-Apr-25** 3  2  2Distance **0.77km****RS** = Recent sale**UN** = Undisclosed Sale

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