#### 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	
posicode	

#### Indicative selling price

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

Range between	\$1,650,000	&	\$1,750,000
_			

#### Median sale price

Median price	\$1,624,990	Pro	perty Type Ho	use		Suburb	Bentleigh
Period - From	16/05/2024	to	15/05/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	8 Marquis Rd BENTLEIGH 3204	\$1,740,000	10/05/2025
2	40 Strathmore St BENTLEIGH 3204	\$1,675,500	12/04/2025
3	9 Stonehaven Cr HAMPTON EAST 3188	\$1,690,000	05/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2025 11:05





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**Indicative Selling Price** \$1,650,000 - \$1,750,000 **Median House Price** 16/05/2024 - 15/05/2025: \$1,624,990





# Comparable Properties



8 Marquis Rd BENTLEIGH 3204 (REI)

Price: \$1,740,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 789 sqm approx

**Agent Comments** 



40 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

Price: \$1,675,500 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 605 sqm approx



9 Stonehaven Cr HAMPTON EAST 3188 (REI)

Price: \$1,690,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 630 sqm approx **Agent Comments** 

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