Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 South Avenue, Bentleigh Vic 3204
84

Indicative selling price

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

Single price \$1,445,000

Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	06/10/2024	to	05/10/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Mavho St BENTLEIGH 3204	\$1,550,000	04/10/2025
2	131 Marriage Rd BRIGHTON EAST 3187	\$1,488,000	02/10/2025
3	16 Durban St BENTLEIGH 3204	\$1,490,000	06/09/2025

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:	06/10/2025 09:49



JellisCraig

Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,445,000 Median House Price 06/10/2024 - 05/10/2025: \$1,700,000





Comparable Properties



17 Mavho St BENTLEIGH 3204 (REI)

4

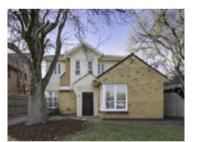
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Price: \$1,550,000 **Method:** Auction Sale **Date:** 04/10/2025

Property Type: House (Res)

Agent Comments



131 Marriage Rd BRIGHTON EAST 3187 (REI)

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Price: \$1,488,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: House (Res) **Land Size:** 626 sqm approx

Agent Comments



16 Durban St BENTLEIGH 3204 (REI)

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Date: 06/09/2025



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Price: \$1,490,000
Method: Auction Sale

Property Type: House (Res) **Land Size:** 638 sqm approx

Agent Comments

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



