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

37a Wright Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	n \$1,700,000		&		\$1,850,000					
Median sale p	rice									
Median price	\$1,510,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh		
Period - From	19/05/2024	to	18/05/2025		So	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.

Add	dress of comparable property	Price	Date of sale	
1	12a Harding St BENTLEIGH 3204	\$1,755,000	12/03/2025	
2	33 Clinton St BRIGHTON EAST 3187	\$1,838,000	27/02/2025	
3	9b Park Cr BENTLEIGH 3204	\$1,762,000	26/02/2025	

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:

19/05/2025 13:04





Nick Renna

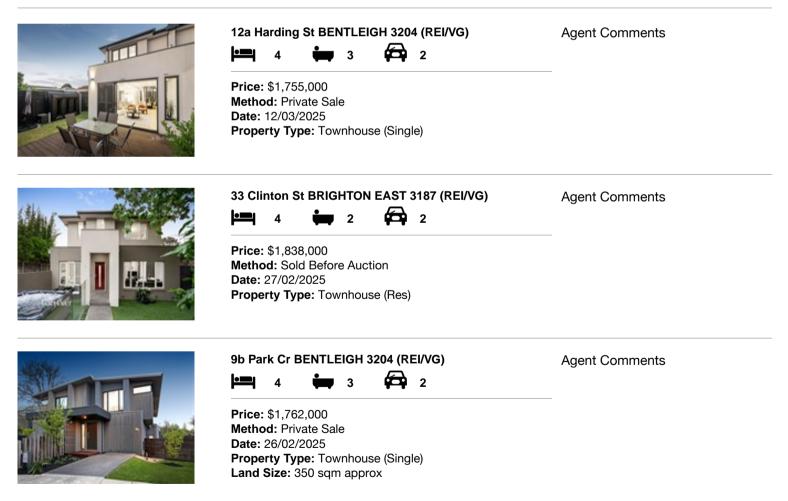




Property Type: Townhouse (Single) Agent Comments 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,850,000 Median Townhouse Price 19/05/2024 - 18/05/2025: \$1,510,000

Comparable Properties



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



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