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

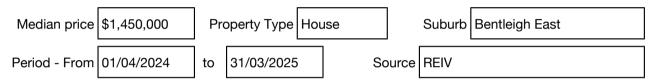
406 Mckinnon Road, Bentleigh East Vic 3165

Indicative selling price

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Single price \$3,448,000

Median sale price



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 sixmonths 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	43 Brooks St BENTLEIGH EAST 3165	\$3,575,000	26/06/2025
2	8 London St BENTLEIGH 3204	\$4,000,000	04/04/2025
3			

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:

02/07/2025 10:29



406 Mckinnon Road, Bentleigh East Vic 3165



Jack Liu





Property Type: House

9593 4500 0420 222 639 jackliu@jelliscraig.com.au Indicative Selling Price

\$3,448,000 Median House Price Year ending March 2025: \$1,450,000

Comparable Properties

43 Brooks St BENTLEIGH EAST 3165 (REI) 5 4 6 4 Price: \$3,575,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 828 sqm approx	Agent Comments
8 London St BENTLEIGH 3204 (REI) 5 4 2 Price: \$4,000,000 Method: Private Sale Date: 04/04/2025 Property Type: House	Agent Comments

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.

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





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