

## 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

45 GODFREY STREET BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,620,990

Property type

House

Suburb

Bentleigh

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

8 GODFREY STREET BENTLEIGH VIC 3204	\$1,800,000	10-Jul-25
27 WAVELL STREET BENTLEIGH VIC 3204	\$1,782,000	01-Mar-25
16 FIELD STREET BENTLEIGH VIC 3204	\$1,771,000	31-May-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: 21 July 2025

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## 8 GODFREY STREET BENTLEIGH VIC 3204

 3  1  1

Sold Price

<sup>RS</sup>

**\$1,800,000**

Sold Date

**10-Jul-25**

Distance

**0.06km**



## 27 WAVELL STREET BENTLEIGH VIC 3204

 4  1  2

Sold Price

<sup>RS</sup>

**\$1,782,000**

Sold Date

**01-Mar-25**

Distance

**0.45km**



## 16 FIELD STREET BENTLEIGH VIC 3204

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,771,000**

Sold Date

**31-May-25**

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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