

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

4A Leonie Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,320,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2025

to

31/03/2025

Source REIV

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	Price	Date of sale
1	4b Leonie Av BENTLEIGH EAST 3165	\$1,655,000	09/04/2025
2	13a Vera St BENTLEIGH EAST 3165	\$1,582,500	05/04/2025
3	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025

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:

05/06/2025 11:53



4 3 2

Property Type: Townhouse

Comparable Properties

4b Leonie Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,655,000

Method:

Date: 09/04/2025

Property Type: Townhouse (Single)



13a Vera St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,582,500

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



8a Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 25/02/2025

Property Type: Townhouse (Single)

Land Size: 352 sqm approx