

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

5/12 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$671,250

Property Type

Unit

Suburb

Bentleigh East

Period - From

30/10/2024

to

29/10/2025

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.~~

	Address of comparable property	Price	Date of sale
1	3/7 Monash St BENTLEIGH EAST 3165	\$665,000	20/05/2025
2			
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:

30/10/2025 13:22

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

30/10/2024 - 29/10/2025: \$671,250



 2  1  1

Property Type: Unit

Comparable Properties



3/7 Monash St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 20/05/2025

Property Type: Unit

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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