

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 Anderson Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	2/25 Madden Av CARNEGIE 3163	\$1,295,000	18/04/2025
2	7 Moray St BENTLEIGH EAST 3165	\$1,250,000	12/04/2025
3	91a Tambet St BENTLEIGH EAST 3165	\$1,335,000	05/04/2025

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:

03/06/2025 10:24

5 Anderson Avenue, Bentleigh East Vic 3165

Jellis Craig

Connor Delany
9194 1200
0477 999 112

ConnorDelany@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

March quarter 2025: \$1,320,000



 3  2  1

Rooms: 6

Property Type: Townhouse

Comparable Properties



2/25 Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,295,000

Method: Private Sale

Date: 18/04/2025

Property Type: Townhouse (Single)

Land Size: 408 sqm approx



7 Moray St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House



91a Tambet St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,335,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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