

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 DUCKMANTON COURT BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see 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

\$1,447,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

54 BARRINGTON STREET BENTLEIGH EAST VIC 3165	\$1,705,000	21-Jun-25
7 DROMANA AVENUE BENTLEIGH EAST VIC 3165	\$1,700,000	21-Jun-25
23 BEVIS STREET BENTLEIGH EAST VIC 3165	\$1,750,000	19-Jun-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.~~

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54 BARRINGTON STREET BENTLEIGH EAST VIC 3165

 2  1  2

Sold Price ^{RS} **\$1,705,000** Sold Date **21-Jun-25**

Distance **1.88km**



7 DROMANA AVENUE BENTLEIGH EAST VIC 3165

 4  1  2

Sold Price **\$1,700,000** Sold Date **21-Jun-25**

Distance **1.59km**



23 BEVIS STREET BENTLEIGH EAST VIC 3165

 4  2  2

Sold Price ^{RS} **\$1,750,000** Sold Date **19-Jun-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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