## 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

50 Stockdale Avenue, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,850,000		&		\$1,950,000			
Median sale price								
Median price	\$1,400,000	Pro	Property Type Ho		ouse		Suburb	Bentleigh East
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Dromana Av BENTLEIGH EAST 3165	\$1,940,000	23/05/2025
2	44 Deakin St BENTLEIGH EAST 3165	\$1,875,000	19/05/2025
3	21 Kenjulie Dr BENTLEIGH EAST 3165	\$1,900,000	17/03/2025

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:

06/06/2025 16:42





Kosta Mesaritis





Property Type: House

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price March quarter 2025: \$1,400,000

# **Comparable Properties**

1 Dromana Av BENTLEIGH EAST 3165 (REI)	Agent Comments		
Price: \$1,940,000 Method: Sold Before Auction Date: 23/05/2025 Property Type: House (Res) Land Size: 736 sqm approx			
44 Deakin St BENTLEIGH EAST 3165 (REI) 4 ↓ 2 ↓ 5 Price: \$1,875,000 Method: Sold Before Auction Date: 19/05/2025 Property Type: House (Res) Land Size: 620 sqm approx	Agent Comments		
21 Kenjulie Dr BENTLEIGH EAST 3165 (REI/VG) 3 3 3 2 2 Price: \$1,900,000 Method: Private Sale Date: 17/03/2025 Property Type: House Land Size: 833 sqm approx	Agent Comments		

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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