

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 52 Gladwyn Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,370,000 & \$1,470,000

Median sale price

Median price \$1,500,500 Property Type Townhouse Suburb Bentleigh East

Period - From 17/09/2024 to 16/09/2025 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	1/206 Tucker Rd BENTLEIGH 3204	\$1,326,000	06/09/2025
2	5 Anderson Av BENTLEIGH EAST 3165	\$1,450,000	28/06/2025
3	2/3 Claire St MCKINNON 3204	\$1,310,000	28/05/2025

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: 17/09/2025 15:14



 4  3  2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price

\$1,370,000 - \$1,470,000

Median Townhouse Price

17/09/2024 - 16/09/2025: \$1,500,500

Comparable Properties



1/206 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,326,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)



5 Anderson Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)



2/3 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

 3  4  2

Price: \$1,310,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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