

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

6/259 EAST BOUNDARY ROAD 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

\$379,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

103/16 MALANE STREET BENTLEIGH EAST VIC 3165	\$410,000	11-Oct-24
203/51 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$420,000	22-Jan-25
3/1 LILAC STREET BENTLEIGH EAST VIC 3165	\$435,000	08-Nov-24

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.~~

This Statement of Information was prepared on: 03 March 2025



103/16 MALANE STREET BENTLEIGH EAST VIC 3165

1 1 1

Sold Price **\$410,000** Sold Date **11-Oct-24**

Distance **0.61km**



203/51 BROWNS ROAD BENTLEIGH EAST VIC 3165

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **22-Jan-25**

Distance **0.83km**



3/1 LILAC STREET BENTLEIGH EAST VIC 3165

1 1 1

Sold Price **\$435,000** Sold Date **08-Nov-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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