

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 Francesco Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,447,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to

30/06/2025

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	17 Browns Rd BENTLEIGH EAST 3165	\$1,430,000	22/08/2025
2	78 Beddoe Av BENTLEIGH EAST 3165	\$1,371,000	21/08/2025
3	50 Bellevue Rd BENTLEIGH EAST 3165	\$1,300,000	08/08/2025

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:

08/09/2025 14:55



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2025: \$1,447,500

Comparable Properties



17 Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,430,000

Method: Sold Before Auction

Date: 22/08/2025

Property Type: House (Res)

Land Size: 613 sqm approx



78 Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,371,000

Method: Sold Before Auction

Date: 21/08/2025

Property Type: House (Res)



50 Bellevue Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: House (Res)

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