

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

6A Bradford Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,435,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

to

31/03/2025

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	18b East View Cr BENTLEIGH EAST 3165	\$1,545,000	12/04/2025
2	12a Blamey St BENTLEIGH EAST 3165	\$1,370,000	05/04/2025
3	8a Marlborough St BENTLEIGH EAST 3165	\$1,425,000	24/02/2025

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:

03/05/2025 17:08



 4  3  2

Property Type: Townhouse

Comparable Properties



18b East View Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,545,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)

Land Size: 366 sqm approx



12a Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,370,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



8a Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,425,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: Townhouse (Res)

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