

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

7 Hardy Court, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Bentleigh

Period - From 03/11/2024

to

02/11/2025

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	15 Fromer St BENTLEIGH 3204	\$2,150,000	25/09/2025
2	73 Bendigo Av BENTLEIGH 3204	\$1,912,000	13/09/2025
3	45 Godfrey St BENTLEIGH 3204	\$2,010,000	16/08/2025

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:

03/11/2025 09:05

Angus McPherson
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Indicative Selling Price
\$1,900,000 - \$2,000,000

Median House Price
03/11/2024 - 02/11/2025: \$1,705,000



4 3 2

Property Type: House

Comparable Properties



15 Fromer St BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 1 2

Price: \$2,150,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 854 sqm approx



73 Bendigo Av BENTLEIGH 3204 (REI)

[Agent Comments](#)

6 3 5

Price: \$1,912,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 602 sqm approx



45 Godfrey St BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,010,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 570 sqm approx

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