

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

72 GOWRIE STREET 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

\$1,320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

687 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$1,310,000	07-Jun-25
38 BOSSINGTON STREET OAKLEIGH SOUTH VIC 3167	\$1,338,000	09-Jul-25
1016 NORTH ROAD BENTLEIGH EAST VIC 3165	\$1,340,000	12-Jul-25

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: 06 December 2025



687 WARRIGAL ROAD BENTLEIGH EAST VIC 3165 Sold Price **\$1,310,000** Sold Date **07-Jun-25**

 4  2  2

Distance **0.37km**



38 BOSSINGTON STREET OAKLEIGH SOUTH VIC 3167 Sold Price **\$1,338,000** Sold Date **09-Jul-25**

 2  -  -

Distance **0.45km**



1016 NORTH ROAD BENTLEIGH EAST VIC 3165 Sold Price **\$1,340,000** Sold Date **12-Jul-25**

 3  1  4

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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