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	or range between	\$1,200,000	&	\$1,300,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,465,000	Property type		House		Suburb	Bentleigh East
Period-from	01 Nov 2024	to	31 Oct 2	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
28 HALLOW STREET BENTLEIGH EAST VIC 3165	\$1,268,888	27-Jun-25
10 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$1,270,000	07-Jun-25
38 BOSSINGTON STREET OAKLEIGH SOUTH VIC 3167	\$1,338,000	08-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: 10 November 2025





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28 HALLOW STREET BENTLEIGH EAST VIC 3165

⇔ 2

Sold Price

^{RS} **\$1,268,888** Sold Date **27-Jun-25**

Distance

0.84km



10 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167

₽ 1

₾ 2

\$ 2

Sold Price

\$1,270,000 Sold Date 07-Jun-25

Distance 0.43km



38 BOSSINGTON STREET OAKLEIGH SOUTH VIC 3167

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Sold Price

^{RS} \$1,338,000 Sold Date 08-Jul-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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