

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

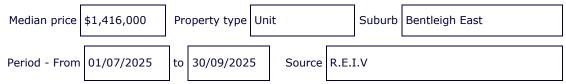
Address	
Including suburb and	76 Purtell Street, Bentleigh East 3165
postcode	

Indicative selling price

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

Single price \$ or range between \$700,000 & \$770,000

Median sale price



Comparable property sales

Address of comparable property	Price	Date of sale
3/2 Dega Avenue, Bentleigh East 3165	\$785,000	14/06/2025
3/9 Francesco Street, Bentleigh East 3165	\$755,000	03/07/2025
4/16 Browns Road, Bentleigh East 3165	\$780,000	21/09/2025

This Statement of Information was prepared on: 13/10/2025