

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

76B Castlewood Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,739,000

Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2025

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	4a John St BENTLEIGH EAST 3165	\$1,729,000	22/02/2025
2	15B Bellevue Rd BENTLEIGH EAST 3165	\$1,725,000	06/12/2024
3	11a Waratah St BENTLEIGH EAST 3165	\$1,700,000	30/11/2024

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:

14/04/2025 10:44



4 3 2

Property Type: Townhouse

Comparable Properties



4a John St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,729,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx



15B Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,725,000
Method: Private Sale
Date: 06/12/2024
Property Type: Townhouse (Single)



11a Waratah St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 299 sqm approx