

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

8a Auckland Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,920,000

Median sale price

Median price

\$1,452,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

15/02/2024

to

14/02/2025

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	1a Hobart St BENTLEIGH 3204	\$1,910,000	24/01/2025
2	7b Delma St BENTLEIGH EAST 3165	\$1,825,000	28/08/2024
3			

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:

15/02/2025 15:17



4 3 2

Property Type: Townhouse

Indicative Selling Price
\$1,920,000
Median Townhouse Price
15/02/2024 - 14/02/2025: \$1,452,500

Comparable Properties

1a Hobart St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,910,000
Method:
Date: 24/01/2025
Property Type: Townhouse (Single)

7b Delma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$1,825,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: Townhouse (Res)

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.

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