## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

8B Seathorpe Avenue, Bentleigh East Vic 3165

#### Indicative selling price

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

Single price \$1,880,000

#### Median sale price

Median price \$1,520,000	Pro	operty Type Tov	wnhouse	Suk	burb	Bentleigh East
Period - From 01/12/2024	to	30/11/2025	Soui	rce Pro	operty	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

Add	dress of comparable property	Price	Date of sale
1	18b Lahona Av BENTLEIGH EAST 3165	\$1,715,000	01/11/2025
2	13a Beddoe Av BENTLEIGH EAST 3165	\$1,845,000	11/10/2025
3	18b Malane St BENTLEIGH EAST 3165	\$1,830,000	10/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2025 14:53



# **JellisCraig**

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> **Indicative Selling Price** \$1,880,000 **Median Townhouse Price**

01/12/2024 - 30/11/2025: \$1,520,000





## Comparable Properties

18b Lahona Av BENTLEIGH EAST 3165 (REI)

Price: \$1,715,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: Townhouse (Res)

**Agent Comments** 



13a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Price: \$1,845,000 Method: Auction Sale Date: 11/10/2025

Property Type: Townhouse (Res) Land Size: 268 sqm approx

18b Malane St BENTLEIGH EAST 3165 (REI)



Price: \$1,830,000 Method: Private Sale Date: 10/09/2025

Property Type: Townhouse (Single)

**Agent Comments** 



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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