

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

9 Neil Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,447,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to

30/06/2025

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	39a Chesterville Dr BENTLEIGH EAST 3165	\$945,000	16/08/2025
2	2/36 Abbin Av BENTLEIGH EAST 3165	\$972,000	02/05/2025
3	1/39 Wards Gr BENTLEIGH EAST 3165	\$990,000	05/04/2025

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:

11/09/2025 13:54



Year ending June 2025: \$1,447,500

A photograph of a single-story house with a light-colored exterior and a dark roof. A paved driveway leads to a covered carport area. The front yard features a green lawn and a young tree. The house is surrounded by a low wall and some landscaping.

Agent Comments

Price: \$945,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 310 sqm approx



Agent Comments

Price: \$972,000
Method: Private Sale
Date: 02/05/2025
Property Type: Unit



Agent Comments

Price: \$990,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 301 sqm approx



REIV
THE DIFFERENCE



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.