

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

968B North Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2025

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	284 Tucker Rd ORMOND 3204	\$1,615,000	13/09/2025
2	4A Boake St CARNEGIE 3163	\$1,620,000	16/08/2025
3	824a North Rd BENTLEIGH EAST 3165	\$1,622,000	17/05/2025

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:

29/09/2025 12:57



4 3 2

Property Type: Townhouse

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2025: \$1,520,000

Comparable Properties



284 Tucker Rd ORMOND 3204 (REI)

Agent Comments

4 2 3

Price: \$1,615,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



4A Boake St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,620,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)



824a North Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,622,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)