

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

2/7 Clairmont Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,370,000 & \$1,450,000

Median sale price

Median price \$1,575,000 Property Type Townhouse Suburb Bentleigh

Period - From 02/07/2024 to 01/07/2025 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	2/5 Small Rd BENTLEIGH 3204	\$1,450,000	28/06/2025
2	1/31 Mavho St BENTLEIGH 3204	\$1,350,000	02/04/2025
3	2/29 Burgess St BENTLEIGH 3204	\$1,320,000	14/03/2025

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:

02/07/2025 10:47



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,370,000 - \$1,450,000
Median Townhouse Price
02/07/2024 - 01/07/2025: \$1,575,000

Comparable Properties



2/5 Small Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,450,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)
Land Size: 431 sqm approx



1/31 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 02/04/2025
Property Type: Unit
Land Size: 285 sqm approx



2/29 Burgess St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,320,000
Method: Private Sale
Date: 14/03/2025
Property Type: Unit