

# 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

1/12 Hodgson Grove, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,255,750

Property Type

Unit

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	10a Normdale Rd BENTLEIGH EAST 3165	\$1,020,000	21/06/2025
2	1/12 Richard St BENTLEIGH EAST 3165	\$1,140,000	16/04/2025
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:

16/07/2025 14:36



 3    1    2

**Property Type:** House (Res)

**Land Size:** 352 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

Year ending June 2025: \$1,255,750

## Comparable Properties



**10a Normdale Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** Unit



**1/12 Richard St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,140,000

**Method:** Sold Before Auction

**Date:** 16/04/2025

**Property Type:** Unit



**1/39 Wards Gr BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Unit

**Land Size:** 301 sqm approx

**Account** - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036