## 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	12 Hodgson Grove, Bentleigh East Vic 3165
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#### Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,255,750	Pro	perty Type	Jnit		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

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 comparableproperties 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









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** 

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

Price: \$1.140.000

Method: Sold Before Auction

Date: 16/04/2025 Property Type: Unit



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





Price: \$990,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit

Land Size: 301 sqm approx

Agent Comments

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





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