## 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	

#### Indicative selling price

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

#### Median sale price

Median price	\$625,000	Pro	perty Type Ur	it		Suburb	Bentleigh
Period - From	10/07/2024	to	09/07/2025	So	urce	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	103/451 South Rd BENTLEIGH 3204	\$420,000	04/07/2025
2	255/75 Graham Rd HIGHETT 3190	\$442,000	19/06/2025
3	3/7 Brentwood St BENTLEIGH 3204	\$450,000	18/03/2025

#### 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:	10/07/2025 14:07













Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** 10/07/2024 - 09/07/2025: \$625,000

## Comparable Properties



103/451 South Rd BENTLEIGH 3204 (REI)





Price: \$420,000 Method: Private Sale Date: 04/07/2025

Property Type: Apartment

**Agent Comments** 



255/75 Graham Rd HIGHETT 3190 (REI)

2

Price: \$442,000 Method: Auction Sale Date: 19/06/2025





Agent Comments

3/7 Brentwood St BENTLEIGH 3204 (REI/VG)



Property Type: Apartment





Price: \$450,000 Method: Private Sale Date: 18/03/2025

Property Type: Apartment

**Agent Comments** 

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.