

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

7b Cecil Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,447,500

Property Type House

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	76B Castlewood St BENTLEIGH EAST 3165	\$1,725,000	05/05/2025
2	29a Bradford St BENTLEIGH EAST 3165	\$1,681,000	03/05/2025
3	30a Chesterville Dr BENTLEIGH EAST 3165	\$1,659,000	09/04/2025

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:

14/07/2025 10:57



 4  2  2

Property Type: House (Res)

Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

Year ending June 2025: \$1,447,500

Comparable Properties



76B Castlewood St BENTLEIGH EAST 3165 (REI/VG)

 4  3  2

Price: \$1,725,000

Method: Private Sale

Date: 05/05/2025

Property Type: Townhouse (Single)

Agent Comments

Extra Bathroom, similar location



29a Bradford St BENTLEIGH EAST 3165 (REI)

 4  3  1

Price: \$1,681,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Single)

Agent Comments

Inferior build finishes, larger property



30a Chesterville Dr BENTLEIGH EAST 3165 (REI/VG)

 4  3  2

Price: \$1,659,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Single)

Land Size: 387 sqm approx

Agent Comments

Similar land, inferior build finishes