### 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	cons	sumer.vic.go	v.au	/underquot	ing			
Range betweer	\$1,580,000		&		\$1,680,000				
Median sale price									
Median price	\$1,447,500	Pro	operty Type	House			Suburb	Bentleigh East	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress 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



# woodards





**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)
 Agent Comments

 4
 4
 2
 Extra Bathroom, similar location

Price: \$1,725,000 Method: Private Sale Date: 05/05/2025 Property Type: Townhouse (Single)



29a Bradford	l St	BENTLEIGH EAST 3165 (REI)
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Price: \$1,681,000 Method: Auction Sale Date: 03/05/2025 Property Type: Townhouse (Single)



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

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



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Agent Comments

Agent Comments

Inferior build finishes, larger property

Similar land, inferior build finishes