

# 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

3 Sandra Grove, Bentleigh VIC 3204

### Indicative selling price

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

Single price

\$1,590,000

### Median sale price

Median price

\$1,620,990

Property Type

House

Suburb

Bentleigh

Period - From

26/01/2025

to

25/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Geel Street Bentleigh VIC 3204	\$1,575,000	21/06/2025
35 Jasper Road Bentleigh VIC 3204	\$1,624,980	30/01/2025
4 Margaretta Street Bentleigh East VIC 3165	\$1,520,000	22/06/2025

This Statement of Information was prepared on:

26/07/2025