Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

0 Northam Road, Bentleigh East Vic 3165
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Indicative selling price

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

Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	2 Omeo Ct BENTLEIGH EAST 3165	\$1,300,000	21/06/2025
2	33 Northam Rd BENTLEIGH EAST 3165	\$1,415,000	05/04/2025
3	111 Brady Rd BENTLEIGH EAST 3165	\$1,350,000	31/03/2025

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: 08/07/2025 16:04	
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> **Indicative Selling Price** \$1,300,000 - \$1,350,000 **Median House Price** June quarter 2025: \$1,520,000



Property Type: House

Comparable Properties



2 Omeo Ct BENTLEIGH EAST 3165 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 660 sqm approx **Agent Comments**



33 Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,415,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 606 sqm approx

Agent Comments



111 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,350,000

Method: Sold Before Auction

Date: 31/03/2025 Property Type: House Land Size: 643 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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