

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

42 Bradford Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,255,750

Property Type

Unit

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	10a Normdale Rd BENTLEIGH EAST 3165	\$1,020,000	21/06/2025
2	1/59 Tudor St BENTLEIGH EAST 3165	\$1,010,000	31/05/2025
3	28a Chauvel St BENTLEIGH EAST 3165	\$950,000	12/04/2025

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:

25/07/2025 12:30

42 Bradford Street, Bentleigh East Vic 3165

 3  2  2

Rooms: 4
Property Type: Unit
Land Size: 363 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending June 2025: \$1,255,750

Comparable Properties



10a Normdale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,020,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit



1/59 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,010,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 306 sqm approx



28a Chauvel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  1

Price: \$950,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit
Land Size: 371 sqm approx

Account - Gary Peer & Associates Bentleigh | P: 88426800



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