

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

2/6 Jeffrey Street, Bentleigh VIC 3204

Indicative selling price

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

Range between

\$860,000

&

\$910,000

Median sale price

Median price

\$1,610,000

Property Type

Other

Suburb

Bentleigh

Period - From

20/11/2024

to

19/05/2025

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
1A Wallace Street Bentleigh East VIC 3165	\$890,000	01/03/2025
34 Paschal Street Bentleigh VIC 3204	\$880,000	22/02/2025
2/27 Lahona Avenue Bentleigh East VIC 3165	\$972,000	01/03/2025

This Statement of Information was prepared on:

20/05/2025