

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

2a Rae Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,455,000

Property Type

Other

Suburb

Bentleigh East

Period - From

14/11/2024

to

13/05/2025

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
21B Brosnan Road Bentleigh East VIC 3165	\$1,360,000	14/12/2024
10 Blamey Street Bentleigh East VIC 3165	\$1,327,000	04/12/2024
88 Blamey Street Bentleigh East VIC 3165	\$1,571,000	29/03/2025

This Statement of Information was prepared on:

14/05/2025