

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

1 Francesco Street, Bentleigh East 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price		Higher price
Type A	\$1,395,000	\$*	&	\$
Type B	\$1,195,000	\$*	&	\$
Type C	\$1,325,000	\$*	&	\$

### Suburb median sale price

Median price

\$1,426,000

Suburb

Bentleigh East

Period - From

01/10/2024

To

31/12/2024

Source

REIV

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15/04/25