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

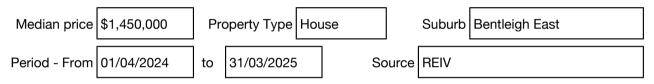
32 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

			, , ,,
For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,750,000

Median sale price



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	35b Northam Rd BENTLEIGH EAST 3165	\$1,760,000	22/04/2025
2	8b Lilac St BENTLEIGH EAST 3165	\$1,900,000	15/04/2025
3	26b Denver St BENTLEIGH EAST 3165	\$1,862,000	05/04/2025

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:

07/06/2025 16:02







Property Type: House Agent Comments

Indicative Selling Price \$1,750,000 Median House Price Year ending March 2025: \$1,450,000

Comparable Properties



35b Northam Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,760,000 Method: Private Sale Date: 22/04/2025 Property Type: Townhouse (Single)

Agent Comments

Agent Comments



8b Lilac St BENTLEIGH EAST 3165 (REI)

2



Price: \$1,900,000 Method: Private Sale Date: 15/04/2025 Property Type: Townhouse (Res) Land Size: 327 sqm approx



propertydata

26b Denver St BENTLEIGH EAST 3165 (REI) 3
3
2 Agent Comments

Price: \$1,862,000 Method: Auction Sale Date: 05/04/2025 Property Type: Townhouse (Res)

Land Size: 391 sqm approx

Account - Buxton



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.