

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14B York Street Bentleigh East, 3165
---	--------------------------------------

Indicative selling price

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

Range between	\$1,650,000 & \$1,815,000
---------------	---------------------------

Median sale price

Median price	\$1,450,000	Property Type	TOWNHOUSE	Suburb	BENTLEIGH EAST
Period - From	01-Jul-2024	to	30-Jun-2025	Source	core logic

Comparable property sales

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	4B LEONIE AVENUE BENTLEIGH EAST VIC 3165	\$1,655,000	09-Apr-2025
2	8B LILAC STREET BENTLEIGH EAST VIC 3165	\$1,900,000	16-Apr-2025
3	1A CURTIN STREET BENTLEIGH EAST VIC 3165	\$1,860,000	01-Mar-2025

This statement of information was prepared on 28-Jul-2025 at 10:15:28 AM AEST