Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	6A Birdwood Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,719,000

Median sale price

Median price \$1,450,000	Pro	operty Type Tov	vnhouse	Suburb	Bentleigh East
Period - From 17/03/2024	to	16/03/2025	Sour	rce Property	/ Data

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

Address of comparable property		1 1100	Date of Sale
1	23a York St BENTLEIGH EAST 3165	\$1,648,000	21/12/2024
2	2b Fraser St BENTLEIGH EAST 3165	\$1,635,000	16/11/2024
3	35a Orange St BENTLEIGH EAST 3165	\$1,650,000	30/09/2024

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:	17/03/2025 15:32



Date of sale











Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,719,000 **Median Townhouse Price**

17/03/2024 - 16/03/2025: \$1,450,000

Comparable Properties

23a York St BENTLEIGH EAST 3165 (REI/VG)





Agent Comments

Price: \$1,648,000 Method: Auction Sale Date: 21/12/2024

Property Type: Townhouse (Res)



2b Fraser St BENTLEIGH EAST 3165 (REI/VG)





Agent Comments

Price: \$1,635,000 Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)



35a Orange St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,650,000

Method: Sold Before Auction

Date: 30/09/2024

Property Type: Townhouse (Res) Land Size: 347 sqm approx

Account - Buxton | P: 03 9563 9933





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Agent Comments