

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

6A Birdwood Street, Bentleigh East Vic 3165

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

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

17/03/2024

to

16/03/2025

Source

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	Price	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



3 3 2

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

4 4 1

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

4 3 1

Price: \$1,635,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)



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

Agent Comments

4 3 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 30/09/2024
Property Type: Townhouse (Res)
Land Size: 347 sqm approx