# 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   20 Bird	lwood Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000
	1		

#### Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

# 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

Add	dress of comparable property	Price	Date of sale
1	17 Katrina Av MURRUMBEENA 3163	\$1,640,000	22/03/2025
2	91 Carlisle Cr HUGHESDALE 3166	\$1,552,000	01/03/2025
3	3 Tambet St BENTLEIGH EAST 3165	\$1,702,500	18/02/2025

#### OR

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

This Statement of Information was prepared on:	10/07/2025 11:46
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**Property Type:** House **Land Size:** 831 sqm approx

Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2025: \$1,520,000

# Comparable Properties

17 Katrina Av MURRUMBEENA 3163 (REI)

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Agent Comments

Price: \$1,640,000 Method: Private Sale Date: 22/03/2025

Property Type: House (Res)



91 Carlisle Cr HUGHESDALE 3166 (REI/VG)

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4

Agent Comments

Agent Comments

**Price:** \$1,552,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) Land Size: 696 sqm approx



3 Tambet St BENTLEIGH EAST 3165 (REI/VG)

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2

Price: \$1,702,500

Method: Sold Before Auction

Date: 18/02/2025

Property Type: House (Res) Land Size: 600 sqm approx

**Account** - Fletchers | P: 03 9571 7777





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