

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

12a Bonny Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price \$1,465,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 29/05/2024

to 28/05/2025

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	8a Marlborough St BENTLEIGH EAST 3165	\$1,425,000	24/02/2025
2	26a Dega Av BENTLEIGH EAST 3165	\$1,505,000	22/02/2025
3	37a Brosnan Rd BENTLEIGH EAST 3165	\$1,490,000	19/02/2025

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:

29/05/2025 10:31

12a Bonny Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,425,000
Median Townhouse Price
29/05/2024 - 28/05/2025: \$1,465,000

Comparable Properties



8a Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,425,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: Townhouse (Res)



26a Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,505,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)



37a Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,490,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Townhouse (Res)

Account - Buxton



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