

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

10 Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,430,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

to

31/03/2025

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	Price	Date of sale
1	1 Enniss Av BENTLEIGH EAST 3165	\$1,440,000	22/05/2025
2	20 Almurta Rd BENTLEIGH EAST 3165	\$1,400,000	06/05/2025
3	33 Northam Rd BENTLEIGH EAST 3165	\$1,415,000	05/04/2025

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:

24/06/2025 11:30



Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



1 Enniss Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,440,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res)

Land Size: 635 sqm approx



20 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 06/05/2025

Property Type: House



33 Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,415,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 606 sqm approx