

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

2/8 Deborah Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

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	Price	Date of sale
1	1/83 Kennedy St BENTLEIGH EAST 3165	\$1,370,000	21/05/2025
2	1a Fraser St BENTLEIGH EAST 3165	\$1,400,000	10/04/2025
3	5/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,300,000	26/03/2025

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:

22/07/2025 16:38



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/83 Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,370,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: Townhouse (Res)



1a Fraser St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Private Sale

Date: 10/04/2025

Property Type: Townhouse (Res)



5/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Private Sale

Date: 26/03/2025

Property Type: Townhouse (Res)