

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

78 Beddoe 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

&

\$1,370,000

Median sale price

Median price \$1,520,000

Property 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	Price	Date of sale
1	15 Yaralla Rd BENTLEIGH EAST 3165	\$1,428,000	30/05/2025
2	3 Namron St BENTLEIGH EAST 3165	\$1,358,888	23/05/2025
3	1 Enniss Av BENTLEIGH EAST 3165	\$1,440,000	22/05/2025

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:

05/08/2025 11:16



3 1 1

Property Type: House

Comparable Properties



15 Yaralla Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,428,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: House (Res)

Land Size: 618 sqm approx



3 Namron St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,358,888

Method: Sold After Auction

Date: 23/05/2025

Property Type: House

Land Size: 590 sqm approx



1 Enniss Av BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,440,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res)

Land Size: 635 sqm approx