

## 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

25 MOYLAN STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,447,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

33 THE HIGHWAY BENTLEIGH VIC 3204

\$2,150,000

29-Mar-25

11 VICKERY STREET BENTLEIGH VIC 3204

\$2,120,000

21-Dec-24

5 HARPER AVENUE BENTLEIGH EAST VIC 3165

\$2,110,000

12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 12 June 2025



## 33 THE HIGHWAY BENTLEIGH VIC 3204

4 3 1

Sold Price

**\$2,150,000**

Sold Date

**29-Mar-25**

Distance

**0.92km**



## 11 VICKERY STREET BENTLEIGH VIC 3204

4 2 1

Sold Price

**\$2,120,000**

Sold Date

**21-Dec-24**

Distance

**1.48km**



## 5 HARPER AVENUE BENTLEIGH EAST VIC 3165

4 2 2

Sold Price

<sup>RS</sup> **\$2,110,000**

Sold Date

**12-Apr-25**

Distance

**1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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