

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

3/19 CHARLTON STREET BENTLEIGH VIC 3204

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

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

1/14 TALBOT AVENUE BENTLEIGH VIC 3204	\$1,115,000	21-Feb-25
37A MCKITTRICK ROAD BENTLEIGH VIC 3204	\$1,125,000	17-May-25
45 LUCKINS ROAD BENTLEIGH VIC 3204	\$1,180,000	27-Feb-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: 26 June 2025

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1/14 TALBOT AVENUE BENTLEIGH VIC 3204

Sold Price

\$1,115,000

Sold Date

21-Feb-25

3 2 1

Distance

0.26km



37A MCKITTRICK ROAD BENTLEIGH VIC 3204

Sold Price

^{RS} **\$1,125,000**

Sold Date

17-May-25

3 1 1

Distance

1.36km



45 LUCKINS ROAD BENTLEIGH VIC 3204

Sold Price

^{RS} **\$1,180,000**

Sold Date

27-Feb-25

3 1 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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