## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

6 Roselyn Crescent, Bentleigh East Vic 3165

#### Indicative selling price

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

Range between \$2,480,00	00 &	\$2,680,000
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#### Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2025	to	30/06/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	11 Huntingfield Ct CARNEGIE 3163	\$2,550,000	10/05/2025
2	24 Lawson St BENTLEIGH 3204	\$2,450,000	17/04/2025
3	22 Leary Av BENTLEIGH EAST 3165	\$2,910,000	28/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 11:23





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**Indicative Selling Price** \$2,480,000 - \$2,680,000 **Median House Price** June quarter 2025: \$1,520,000



Property Type: House

# Comparable Properties



11 Huntingfield Ct CARNEGIE 3163 (REI)

Price: \$2,550,000 Method: Auction Sale Date: 10/05/2025

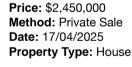
Property Type: House (Res) Land Size: 550 sqm approx

**Agent Comments** 



24 Lawson St BENTLEIGH 3204 (REI)

Agent Comments





22 Leary Av BENTLEIGH EAST 3165 (REI/VG)

Price: \$2,910,000 Method: Private Sale Date: 28/01/2025 Property Type: House Land Size: 545 sqm approx **Agent Comments** 

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