

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

22 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Bentleigh

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	23 Bevis St BENTLEIGH EAST 3165	\$1,750,000	20/06/2025
2	11 Mckittrick Rd BENTLEIGH 3204	\$1,750,000	14/06/2025
3	8 Marquis Rd BENTLEIGH 3204	\$1,740,000	10/05/2025

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:

17/07/2025 09:54



 5  2  3

Property Type: House
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 June quarter 2025: \$1,752,500

Comparable Properties



23 Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000
Method: Private Sale
Date: 20/06/2025
Property Type: House (Res)
Land Size: 585 sqm approx



11 Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

 5  2  2

Price: \$1,750,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 669 sqm approx



8 Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,740,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 789 sqm approx

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