## 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	39a Chesterville Drive, Bentleigh East Vic 3165
Including suburb and	-
postcode	

### Indicative selling price

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

Range between \$850,000 & \$870,000	Range between	\$850,000	&	\$870,000
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### Median sale price

Median price	\$1,436,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	23/07/2024	to	22/07/2025		Source	Property	/ Data

## 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	2/38 Tambet St BENTLEIGH EAST 3165	\$877,000	26/05/2025
2	23 Connie St BENTLEIGH EAST 3165	\$905,000	29/03/2025
3	2/7 Elizabeth St BENTLEIGH EAST 3165	\$850,000	20/02/2025

#### 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:	23/07/2025 16:56









Property Type: Semi Detached Land Size: 309sqm sqm approx

**Agent Comments** 

**Indicative Selling Price** \$850,000 - \$870,000 **Median House Price** 23/07/2024 - 22/07/2025: \$1,436,000

# Comparable Properties



2/38 Tambet St BENTLEIGH EAST 3165 (REI)

Price: \$877,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: Townhouse (Res)

**Agent Comments** 



23 Connie St BENTLEIGH EAST 3165 (REI/VG)

2

Price: \$905,000 Method: Auction Sale Date: 29/03/2025 Property Type: House



Agent Comments

Land Size: 323 sqm approx

2/7 Elizabeth St BENTLEIGH EAST 3165 (VG)

Price: \$850,000 Method: Sale Date: 20/02/2025

Property Type: House (Res) Land Size: 232 sqm approx

**Agent Comments** 

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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