# 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	29 Deakin Street, Bentleigh East Vic 3165

#### Indicative selling price

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

Range between \$1,740,000	&	\$1,810,000
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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		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	54 Barrington St BENTLEIGH EAST 3165	\$1,705,000	21/06/2025
2	110 Marlborough St BENTLEIGH EAST 3165	\$1,615,000	31/05/2025
3	36 Deakin St BENTLEIGH EAST 3165	\$1,546,000	03/04/2025

#### 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:	16/07/2025 19:14













Property Type: House Land Size: 648 (approx) sqm

approx

Agent Comments

**Indicative Selling Price** \$1,740,000 - \$1,810,000 **Median House Price** June guarter 2025: \$1,520,000

# Comparable Properties



54 Barrington St BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,705,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 697 sqm approx



110 Marlborough St BENTLEIGH EAST 3165 (REI)

2





Price: \$1,615,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 768 sqm approx **Agent Comments** 



36 Deakin St BENTLEIGH EAST 3165 (REI/VG)





**Agent Comments** 

Price: \$1,546,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res) Land Size: 646 sqm approx

Account - Buxton | P: 03 9563 9933





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