

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

1/14 Osborne Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Bentleigh

Period - From

25/05/2025

to

24/05/2026

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	Price	Date of sale
1	170 Wheatley Rd ORMOND 3204	\$1,160,000	26/03/2026
2	71 Tucker Rd BENTLEIGH 3204	\$1,154,000	21/03/2026
3	1/14 Milford St BENTLEIGH EAST 3165	\$1,160,000	14/03/2026

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:

25/05/2026 20:57

1/14 Osborne Avenue, Bentleigh Vic 3204



 3  2  2

Property Type: Townhouse (Res)

Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

25/05/2025 - 24/05/2026: \$1,752,500

Comparable Properties



170 Wheatley Rd ORMOND 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,160,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 295 sqm approx



71 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,154,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 397 sqm approx



1/14 Milford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,160,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 304 sqm approx

Account - Gary Peer & Associates Bentleigh | P: 88426800



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