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

13 Leigh Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,350,000		&		\$1,400,0	00		
Median sale price								
Median price	\$1,445,000	Pro	operty Type	Hou	ise		Suburb	Bentleigh East
Period - From	23/04/2024	to	22/04/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Leo St BENTLEIGH EAST 3165	\$1,390,000	12/04/2025
2	111 Brady Rd BENTLEIGH EAST 3165	\$1,350,000	31/03/2025
3	10 Veronica St BENTLEIGH EAST 3165	\$1,480,000	26/10/2024

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:

23/04/2025 10:23



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Rooms: 7 Property Type: House Land Size: 571 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price 23/04/2024 - 22/04/2025: \$1,445,000

Comparable Properties

4 Leo St BENTLEIGH EAST 3165 (REI) ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	Agent Comments
111 Brady Rd BENTLEIGH EAST 3165 (REI) Price: \$1,350,000 Method: Sold Before Auction Date: 31/03/2025 Property Type: House Land Size: 643 sqm approx	Agent Comments
10 Veronica St BENTLEIGH EAST 3165 (REI/VG) 4 2 2 2 Price: \$1,480,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 590 sqm approx	Agent Comments

Account - Buxton | P: 03 9563 9933



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