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	15 Yaralla Road, 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 \$1,300,000	&	\$1,350,000
---------------------------	---	-------------

Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2024	to	31/03/2025		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	9 Rebecca Ct BENTLEIGH EAST 3165	\$1,310,000	05/04/2025
2	111 Brady Rd BENTLEIGH EAST 3165	\$1,350,000	31/03/2025
3	12 Rudyard St BENTLEIGH EAST 3165	\$1,280,000	03/02/2025

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:	21/05/2025 13:06





Year ending March 2025: \$1,450,000

0448 881 434 tdixon@buxton.com.au

Indicative Selling Price \$1,300,000 - \$1,350,000 **Median House Price**









Property Type:

Divorce/Estate/Family Transfers Land Size: 618 sqm approx

Agent Comments

Comparable Properties



9 Rebecca Ct BENTLEIGH EAST 3165 (REI)





Price: \$1,310,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 546 sqm approx Agent Comments



111 Brady Rd BENTLEIGH EAST 3165 (REI)





Agent Comments

Price: \$1,350,000

Method: Sold Before Auction

Date: 31/03/2025 Property Type: House Land Size: 643 sqm approx



12 Rudyard St BENTLEIGH EAST 3165 (REI/VG)





Price: \$1,280,000 Method: Auction Sale Date: 03/02/2025

Property Type: House (Res) Land Size: 589 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.