

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

18 Beddoe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Bentleigh East

Period - From 28/05/2024 to 27/05/2025 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		Price	Date of sale
1	23 Connie St BENTLEIGH EAST 3165	\$905,000	29/03/2025
2			
3			

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: 28/05/2025 10:53



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
28/05/2024 - 27/05/2025: \$1,450,000

Comparable Properties



23 Connie St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$905,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 323 sqm approx

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.