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 1b Kalimna Street, 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 \$1,450,000 \$1,550,000 &

Median sale price

Median price	\$1,465,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh East
Period - From	26/05/2024	to	25/05/2025		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

Add	dress of comparable property	Price	Date of sale
1	17b England St BENTLEIGH EAST 3165	\$1,601,000	21/05/2025
2	2B Hilary Gr BENTLEIGH EAST 3165	\$1,550,000	07/03/2025
3	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025

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:	26/05/2025 14:27









Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 26/05/2024 - 25/05/2025: \$1,465,000

Comparable Properties



17b England St BENTLEIGH EAST 3165 (REI)

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2

Price: \$1,601,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: Townhouse (Res) **Land Size:** 311 sqm approx

Agent Comments



2B Hilary Gr BENTLEIGH EAST 3165 (REI)

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4





2

Agent Comments

Agent Comments

Price: \$1,550,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Townhouse (Res)



8a Tudor St BENTLEIGH EAST 3165 (REI/VG)

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4



2

Price: \$1,550,000 Method: Private Sale Date: 25/02/2025

Property Type: Townhouse (Single) **Land Size:** 352 sqm approx

Account - Buxton | P: 03 9563 9933





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