

# 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

25 Beddoe Avenue, Bentleigh East Vic 3165
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,700,000
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 & 

\$1,800,000
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### Median sale price

Median price 

\$1,456,000
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 Property Type 

House
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 Suburb 

Bentleigh East
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	2 Tasman Rd BENTLEIGH EAST 3165	\$1,840,000	14/10/2023
2	47 Parkmore Rd BENTLEIGH EAST 3165	\$1,790,000	14/10/2023
3	2 Gray St BENTLEIGH EAST 3165	\$1,744,000	17/06/2023

**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: 

29/11/2023 10:33
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**Property Type:** House

Agent Comments

## Comparable Properties



**2 Tasman Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**47 Parkmore Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,790,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**2 Gray St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,744,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 603 sqm approx