

## 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

26A MELVA STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,402,750

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

814B CENTRE ROAD BENTLEIGH EAST VIC 3165	\$1,250,000	12-Dec-23
1/1 GARDEN ROAD BENTLEIGH EAST VIC 3165	\$1,355,000	24-Feb-24
1D BLENHEIM STREET BENTLEIGH EAST VIC 3165	\$1,364,000	02-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 13 March 2024



**814B CENTRE ROAD BENTLEIGH  
 EAST VIC 3165**

 4  2  2

Sold Price **\$1,250,000** Sold Date **12-Dec-23**

Distance **1.64km**



**1/1 GARDEN ROAD BENTLEIGH  
 EAST VIC 3165**

 3  2  4

Sold Price <sup>RS</sup> **\$1,355,000** Sold Date **24-Feb-24**

Distance **1.37km**



**1D BLENHEIM STREET BENTLEIGH  
 EAST VIC 3165**

 3  2  3

Sold Price <sup>RS</sup> **\$1,364,000** Sold Date **02-Mar-24**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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