

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

32 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$1,450,000

Property 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 | Price | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 35b Northam Rd BENTLEIGH EAST 3165 | \$1,760,000 | 22/04/2025 |
| 2 | 8b Lilac St BENTLEIGH EAST 3165 | \$1,900,000 | 16/04/2025 |
| 3 | 26b Denver St BENTLEIGH EAST 3165 | \$1,862,000 | 05/04/2025 |

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:

26/05/2025 11:34

32 Marlborough Street, Bentleigh East Vic 3165



 2  1  2

Property Type: House (Res)
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000
Median House Price
Year ending March 2025: \$1,450,000

Comparable Properties



35b Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,760,000
Method: Private Sale
Date: 22/04/2025
Property Type: Townhouse (Single)



8b Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,900,000
Method: Sold Before Auction
Date: 16/04/2025
Property Type: Townhouse (Single)
Land Size: 327 sqm approx



26b Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  3  2

Price: \$1,862,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 391 sqm approx

Account - Buxton



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