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

37 Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price | $1,550,000

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	4 Stratford Av BENTLEIGH EAST 3165	$1,500,000	29/04/2025
2	28 Stratford Av BENTLEIGH EAST 3165	$1,532,500	05/04/2025
3	1 Opal Ct BENTLEIGH EAST 3165	$1,600,000	19/02/2025

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: | 22/05/2025 14:01

CONSUMER AFFAIRS VICTORIA

37 Warwick Street, Bentleigh East Vic 3165

🛏 5   🛁 2   🚗 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
Year ending March 2025: $1,450,000

Comparable Properties

4 Stratford Av BENTLEIGH EAST 3165 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,500,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: House (Res)

Agent Comments

28 Stratford Av BENTLEIGH EAST 3165 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,532,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

1 Opal Ct BENTLEIGH EAST 3165 (VG)

🛏 4   🛁 -   🚗 -

Price: $1,600,000
Method: Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Buxton