

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 37a East Boundary Road, Bentleigh East VIC

## Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

## Median sale price

Median price \$1,275,000 Property type Unit Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

**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. 10 Valerie Street, Bentleigh East VIC 3165	\$1,150,000	23/03/2024
2. 1/22 Railway Crescent, Bentleigh VIC 3204	\$1,085,000	02/03/2024
3. 2/8 Caleb Street, Bentleigh East VIC 3165	\$1,069,000	02/12/2023

This Statement of Information was prepared on: 26/04/2024