

# 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

5 Anderson Avenue, 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,320,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2025

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	2/25 Madden Av CARNEGIE 3163	\$1,295,000	18/04/2025
2	7 Moray St BENTLEIGH EAST 3165	\$1,250,000	12/04/2025
3	91a Tambet St BENTLEIGH EAST 3165	\$1,335,000	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:

03/06/2025 10:24



3 2 1

Rooms: 6  
Property Type: Townhouse

## Comparable Properties



2/25 Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,295,000  
Method: Private Sale  
Date: 18/04/2025  
Property Type: Townhouse (Single)  
Land Size: 408 sqm approx



7 Moray St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,250,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House



91a Tambet St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,335,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Unit