
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

8 Dover Street, Bentleigh East

Indicative selling price

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

Range Between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,400,000 Property type House Suburb Bentleigh

Period - From 12/07/2022 to 11/07/2023 Source REIV

Comparable property sales

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
40 Edinburgh St BENTLEIGH EAST 3165	\$1,300,000	17/05/2023
4 Florence St BENTLEIGH EAST 3165	\$1,265,000	01/04/2023
21 Richard St BENTLEIGH EAST 3165	\$1,145,000	04/03/2023

This Statement of Information was prepared on: 12/07/2023