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<br>Including suburb and postcode | 25 NORTHAM ROAD BENTLEIGH EAST VIC 3165 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,430,000 | & | $1,450,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,438,500 | Property type | House | Suburb | Bentleigh East |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 33 NORTHAM ROAD BENTLEIGH EAST VIC 3165 | $1,415,000 | 05-Apr-25 |
| 6 BRAY COURT BENTLEIGH EAST VIC 3165 | $1,480,000 | 12-Jul-25 |
| 1 ENNISS AVENUE BENTLEIGH EAST VIC 3165 | $1,440,000 | 22-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 18 August 2025

OBrien Real Estate

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**33 NORTHAM ROAD BENTLEIGH EAST VIC 3165**

3 1 2

Sold Price **$1,415,000** Sold Date **05-Apr-25**

Distance **0.06km**



**6 BRAY COURT BENTLEIGH EAST VIC 3165**

3 2 2

Sold Price RS **$1,480,000** Sold Date **12-Jul-25**

Distance **0.36km**



**1 ENNISS AVENUE BENTLEIGH EAST VIC 3165**

3 1 2

Sold Price RS **$1,440,000** UN Sold Date **22-May-25**

Distance **0.72km**

**RS** = Recent sale **UN** = Undisclosed Sale

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