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	3/28 Monash Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $630,000 Property Type Unit Suburb Bentleigh East

Period - From 23/07/2023 to 22/07/2024 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	5/10 Argyle St BENTLEIGH EAST 3165	$664,000	23/03/2024
2	5/6 Reid St OAKLEIGH SOUTH 3167	$613,000	23/04/2024
3	3/689 Warrigal Rd BENTLEIGH EAST 3165	$612,000	17/05/2024

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: 23/07/2024 10:53

3/28 Monash Street, Bentleigh East Vic 3165



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median Unit Price
23/07/2023 - 22/07/2024: $630,000

Comparable Properties



5/10 Argyle St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $664,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

Agent Comments



5/6 Reid St OAKLEIGH SOUTH 3167 (REI)

2 1 1

Price: $613,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit

Agent Comments



3/689 Warrigal Rd BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $612,000
Method: Private Sale
Date: 17/05/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig

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