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	14 Highview Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	19 Brosnan Rd BENTLEIGH EAST 3165	$1,300,000	30/05/2024
2	1 Brosnan Rd BENTLEIGH EAST 3165	$1,235,000	12/06/2024
3	56 Brosnan Rd BENTLEIGH EAST 3165	$1,200,000	22/06/2024

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: 24/06/2024 16:36



3 1 3

Rooms: 5
Property Type: House
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2024: $1,485,000

Comparable Properties



19 Brosnan Rd BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



1 Brosnan Rd BENTLEIGH EAST 3165 (REI)

4 1 4

Price: $1,235,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 597 sqm approx

Agent Comments



56 Brosnan Rd BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,200,000
Method: Private Sale
Date: 22/06/2024
Property Type: House
Land Size: 584 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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