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	10 Somers Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,450,000 & $1,490,000

Median sale price

Median price $1,600,000 Property Type House Suburb Bentleigh

Period - From 01/04/2024 to 30/06/2024 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	21 Huntley Rd BENTLEIGH 3204	$1,600,000	16/05/2024
2	39 Mortimore St BENTLEIGH 3204	$1,785,000	11/05/2024
3	133 Brewer Rd BENTLEIGH 3204	$1,500,000	22/04/2024

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: 19/08/2024 15:20

10 Somers Street, Bentleigh Vic 3204



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Property Type: House (Previously Occupied - Detached)
Land Size: 568 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,490,000
Median House Price
June quarter 2024: $1,600,000

Comparable Properties



21 Huntley Rd BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,600,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



39 Mortimore St BENTLEIGH 3204 (REI)

3 1 3

Price: $1,785,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments

133 Brewer Rd BENTLEIGH 3204 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 22/04/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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