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	15b Bellevue Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,409,000 Property Type Townhouse Suburb Bentleigh East

Period - From 26/09/2023 to 25/09/2024 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	8b John St BENTLEIGH EAST 3165	$1,660,000	03/08/2024
2	1a Normanby Rd BENTLEIGH EAST 3165	$1,701,000	03/08/2024
3	9A Marquis Rd BENTLEIGH 3204	$1,690,000	15/06/2024

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: 26/09/2024 16:57

15b Bellevue Road, Bentleigh East Vic 3165



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Property Type:
Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median Townhouse Price
26/09/2023 - 25/09/2024: $1,409,000

Comparable Properties



8b John St BENTLEIGH EAST 3165 (REI)

4 3 2

Agent Comments

Price: $1,660,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

1a Normanby Rd BENTLEIGH EAST 3165 (REI)

4 3 -

Agent Comments

Price: $1,701,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)



9A Marquis Rd BENTLEIGH 3204 (REI/VG)

4 3 2

Agent Comments

Price: $1,690,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)
Land Size: 395 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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