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	24b Stratford Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $1,196,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 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	24a Stratford Av BENTLEIGH EAST 3165	$1,878,000	06/11/2024
2			
3			

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: 12/02/2025 11:20

24b Stratford Avenue, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
$1,825,000
Median Unit Price
December quarter 2024: $1,196,000

Comparable Properties



24a Stratford Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,878,000
Method: Private Sale
Date: 06/11/2024
Property Type: Townhouse (Res)
Land Size: 348 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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