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	1/4-6 Matthews Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $569,000

Median sale price

Median price $635,000 Property Type Unit Suburb Bentleigh East

Period - From 13/01/2024 to 12/01/2025 Source Property Data

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	8/815 Centre Rd BENTLEIGH EAST 3165	$550,000	27/12/2024
2	101/650 Centre Rd BENTLEIGH EAST 3165	$560,900	07/12/2024
3	1/14 Laurel St BENTLEIGH EAST 3165	$570,000	08/11/2024

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: 13/01/2025 13:47

1/4-6 Matthews Road, Bentleigh East Vic 3165



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$569,000
Median Unit Price
13/01/2024 - 12/01/2025: $635,000

Comparable Properties



8/815 Centre Rd BENTLEIGH EAST 3165 (REI)

2 2 1

Price: $550,000
Method: Private Sale
Date: 27/12/2024
Property Type: Apartment

Agent Comments



101/650 Centre Rd BENTLEIGH EAST 3165 (REI)

2 2 1

Price: $560,900
Method: Private Sale
Date: 07/12/2024
Property Type: Apartment

Agent Comments

1/14 Laurel St BENTLEIGH EAST 3165 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 08/11/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Buxton | P: 03 9563 9933

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