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	5 Rochford Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,467,500 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 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	14 Hunter St CARNEGIE 3163	$1,691,000	30/12/2024
2	700 North Rd ORMOND 3204	$1,545,000	23/11/2024
3	1 Hudson St MCKINNON 3204	$1,725,000	12/10/2024

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: 17/02/2025 12:59

5 Rochford Street, Bentleigh East Vic 3165



3 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending December 2024: $1,467,500

Comparable Properties



14 Hunter St CARNEGIE 3163 (REI/VG)

3 1 1

Price: $1,691,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 630 sqm approx

Agent Comments



700 North Rd ORMOND 3204 (REI/VG)

3 1 2

Price: $1,545,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments



1 Hudson St MCKINNON 3204 (REI/VG)

3 2 2

Price: $1,725,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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