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	18 Stratford Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $870,000 & $920,000

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	1/26 Norville St BENTLEIGH EAST 3165	$870,000	22/02/2025
2	1a Wallace St BENTLEIGH EAST 3165	$890,000	01/03/2025
3	21 Warwick St BENTLEIGH EAST 3165	$935,000	22/02/2025

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: 06/03/2025 11:22

18 Stratford Avenue, Bentleigh East Vic 3165



2 1 2

Rooms: 5
Property Type: Townhouse
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median Unit Price
December quarter 2024: $1,196,000

Freestanding in an outstanding corner position, this single-level home stands apart with sun-filled two bedroom, dual zone accommodation, a fresh new reimagination, and a perfect-sized 411sqm (approx) corner-block location. Promising stylish single level living to suit every stage of life, this standalone home unfolds with a spacious formal zone providing space to lounge and dine (or fit a home-office area), a relaxed casual zone opening northwards to entertainers' paving, and a quiet bedroom wing with double-plus bedrooms around an up-styled bathroom with semi-frameless screened sh

Comparable Properties



1/26 Norville St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $870,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



1a Wallace St BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $890,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



21 Warwick St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $935,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 254 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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