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	6 Huon Grove, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,249,000

Median sale price

Median price $1,426,000 Property Type House 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	6 Claude St BENTLEIGH EAST 3165	$1,230,000	29/11/2024
2	81 Bignell Rd BENTLEIGH EAST 3165	$1,235,000	11/11/2024
3	22 Begg St BENTLEIGH EAST 3165	$1,250,000	07/11/2024

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: 03/03/2025 13:44

6 Huon Grove, Bentleigh East Vic 3165



Property Type: House (Previously Occupied - Detached)
Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price
$1,249,000
Median House Price
December quarter 2024: $1,426,000

Comparable Properties



6 Claude St BENTLEIGH EAST 3165 (REI/VG)

3 | 1 | 1

Price: $1,230,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 593 sqm approx

Agent Comments



81 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

3 | 1 | 3

Price: $1,235,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 610 sqm approx

Agent Comments



22 Begg St BENTLEIGH EAST 3165 (REI/VG)

3 | 1 | 2

Price: $1,250,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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