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	28 STRATFORD AVENUE BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,460,000	Property type	House	Suburb	Bentleigh East
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

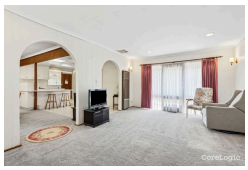
Address of comparable property	Price	Date of sale
109 BIGNELL ROAD BENTLEIGH EAST VIC 3165	$1,302,000	28-Feb-25
49 REID STREET MURRUMBEENA VIC 3163	$1,350,000	26-Feb-25
25 STOCKDALE AVENUE BENTLEIGH EAST VIC 3165	$1,436,000	19-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 11 March 2025

Matthew Marshall
M 0417322408
E matthew.marshall@belleproperty.com



109 BIGNELL ROAD BENTLEIGH EAST VIC 3165

3 1 1

Sold Price RS **$1,302,000** UN

Sold Date **28-Feb-25**

Distance **1.79km**



49 REID STREET MURRUMBEENA VIC 3163

3 1 2

Sold Price RS **$1,350,000**

Sold Date **26-Feb-25**

Distance **1.73km**



25 STOCKDALE AVENUE BENTLEIGH EAST VIC 3165

3 1 2

Sold Price RS **$1,436,000**

Sold Date **19-Feb-25**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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