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	3/10a Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Single price $611,000

Median sale price

Median price $635,000 Property Type Unit Suburb Bentleigh

Period - From 25/03/2024 to 24/03/2025 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	3/1 King St HAMPTON EAST 3188	$595,000	20/12/2024
2	4/48b Whitmuir Rd BENTLEIGH 3204	$605,000	31/10/2024
3	4/39 Mavho St BENTLEIGH 3204	$550,000	23/09/2024

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: 25/03/2025 17:35

3/10a Eddys Grove, Bentleigh Vic 3204



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$611,000
Median Unit Price
25/03/2024 - 24/03/2025: $635,000

Comparable Properties



3/1 King St HAMPTON EAST 3188 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 20/12/2024
Property Type: Unit

Agent Comments

4/48b Whitmuir Rd BENTLEIGH 3204 (VG)

2 - -

Price: $605,000
Method: Sale
Date: 31/10/2024
Property Type: Strata Unit/Flat

Agent Comments



4/39 Mavho St BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 23/09/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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