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	36 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,450,000

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	94 Marlborough St BENTLEIGH EAST 3165	$1,566,000	15/03/2025
2	2 Stockdale Av BENTLEIGH EAST 3165	$1,450,000	15/02/2025
3	121 Mackie Rd BENTLEIGH EAST 3165	$1,501,000	08/02/2025

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: 24/03/2025 17:35

36 Deakin Street, Bentleigh East Vic 3165



4 2 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
Year ending December 2024: $1,467,500

Comparable Properties



94 Marlborough St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,566,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments



2 Stockdale Av BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,450,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



121 Mackie Rd BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,501,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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