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	1/44 Gowrie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,040,000 & $1,080,000

Median sale price

Median price $1,460,000 Property Type House Suburb Bentleigh East

Period - From 19/03/2024 to 18/03/2025 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	18 Stratford Av BENTLEIGH EAST 3165	$1,161,000	15/03/2025
2	1/14 Manuka St BENTLEIGH EAST 3165	$1,105,000	03/03/2025
3			

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: 19/03/2025 09:29

1/44 Gowrie Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
$1,040,000 - $1,080,000
Median House Price
19/03/2024 - 18/03/2025: $1,460,000

Comparable Properties



18 Stratford Av BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $1,161,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



1/14 Manuka St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,105,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: Unit

Agent Comments

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.

Account - Buxton

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