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	1/14 Talbot Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,625,000 Property Type House Suburb Bentleigh

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	10a Kinross St HAMPTON EAST 3188	$1,151,000	29/01/2025
2	23a Murray Rd ORMOND 3204	$1,198,000	07/12/2024
3	1a Dumaresq St BRIGHTON EAST 3187	$1,200,000	07/12/2024

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: 12/02/2025 10:14

1/14 Talbot Avenue, Bentleigh Vic 3204

Aqil Saibo
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3 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
December quarter 2024: $1,625,000

Comparable Properties



10a Kinross St HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,151,000
Method: Private Sale
Date: 29/01/2025
Property Type: Townhouse (Single)
Land Size: 393 sqm approx

Agent Comments



23a Murray Rd ORMOND 3204 (REI)

3 1 1

Price: $1,198,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



1a Dumaresq St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

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