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	33 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,250,000 & $1,330,000

Median sale price

Median price $1,426,000 Property Type House Suburb Bentleigh East

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	109 Bignell Rd BENTLEIGH EAST 3165	$1,302,000	04/03/2025
2	23 Begg St BENTLEIGH EAST 3165	$1,400,000	22/02/2025
3	22 Begg St BENTLEIGH EAST 3165	$1,250,000	07/11/2024

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: 12/03/2025 16:44

33 Northam Road, Bentleigh East Vic 3165

Kosta Mesaritis
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3 1 3

Property Type: House

Indicative Selling Price
$1,250,000 - $1,330,000
Median House Price
December quarter 2024: $1,426,000

Comparable Properties



109 Bignell Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,302,000
Method: Sold Before Auction
Date: 04/03/2025
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments



23 Begg St BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,400,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



22 Begg St BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

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