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	3/74 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price	$499,000

Median sale price

Median price	$626,000	Property Type	Unit	Suburb	Bentleigh
Period - From	13/05/2024	to	12/05/2025	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	3/7 Brentwood St BENTLEIGH 3204	$450,000	18/03/2025
2	3/37 Gilbert Gr BENTLEIGH 3204	$522,000	13/03/2025
3	4/13 Ormond Rd ORMOND 3204	$503,000	05/03/2025

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: 13/05/2025 13:13

3/74 Bendigo Avenue, Bentleigh Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
13/05/2024 - 12/05/2025: $626,000

Comparable Properties



3/7 Brentwood St BENTLEIGH 3204 (REI/VG)

2 | 1 | 1

Price: $450,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

Agent Comments



3/37 Gilbert Gr BENTLEIGH 3204 (REI/VG)

2 | 1 | 1

Price: $522,000
Method: Auction Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



4/13 Ormond Rd ORMOND 3204 (REI/VG)

2 | 1 | 1

Price: $503,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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