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	8 Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,430,000 & $1,530,000

Median sale price

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

Period - From 07/05/2024 to 06/05/2025 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	72 Jasper Rd BENTLEIGH 3204	$1,445,000	18/02/2025
2	52 Purtell St BENTLEIGH EAST 3165	$1,460,000	30/11/2024
3	13 North Av BENTLEIGH 3204	$1,495,000	23/11/2024

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: 07/05/2025 17:17

8 Marquis Road, Bentleigh Vic 3204

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3 1 1

Rooms: 4
Property Type: House

Indicative Selling Price
$1,430,000 - $1,530,000
Median House Price
07/05/2024 - 06/05/2025: $1,625,000

Comparable Properties



72 Jasper Rd BENTLEIGH 3204 (REI)

2 2 2

Price: $1,445,000
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments



52 Purtell St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,460,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



13 North Av BENTLEIGH 3204 (REI)

2 1 2

Price: $1,495,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

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