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	7 Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,447,500 Property Type House Suburb Bentleigh East

Period - From 14/04/2024 to 13/04/2025 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	36 Deakin St BENTLEIGH EAST 3165	$1,546,000	03/04/2025
2	361 Mckinnon Rd BENTLEIGH EAST 3165	$1,715,000	01/03/2025
3	3 Tambet St BENTLEIGH EAST 3165	$1,702,500	18/02/2025

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: 14/04/2025 11:43

7 Barrington Street, Bentleigh East Vic 3165



Property Type: House (Previously Occupied - Detached)
Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
14/04/2024 - 13/04/2025: $1,447,500

Comparable Properties



36 Deakin St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,546,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



361 Mckinnon Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,715,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



3 Tambet St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,702,500
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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