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	13 Leigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,443,000 Property Type House Suburb Bentleigh East

Period - From 17/05/2024 to 16/05/2025 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	4 Leo St BENTLEIGH EAST 3165	$1,390,000	12/04/2025
2	111 Brady Rd BENTLEIGH EAST 3165	$1,350,000	31/03/2025
3	14 Salem Av OAKLEIGH SOUTH 3167	$1,420,000	20/11/2024

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: 17/05/2025 13:34

13 Leigh Street, Bentleigh East Vic 3165



4 2 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
17/05/2024 - 16/05/2025: $1,443,000

Comparable Properties



4 Leo St BENTLEIGH EAST 3165 (REI)

4 1 3

Price: $1,390,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments



111 Brady Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House
Land Size: 643 sqm approx

Agent Comments



14 Salem Av OAKLEIGH SOUTH 3167 (REI/VG)

3 2 2

Price: $1,420,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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