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	28 Malane Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,450,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 31/03/2025 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	28 Stratford Av BENTLEIGH EAST 3165	$1,532,500	05/04/2025
2	36 Deakin St BENTLEIGH EAST 3165	$1,546,000	03/04/2025
3	4 Allanby Gr BENTLEIGH EAST 3165	$1,500,000	30/01/2025

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: 28/04/2025 14:59

28 Malane Street, Bentleigh East Vic 3165



3 1 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending March 2025: $1,450,000

Comparable Properties



28 Stratford Av BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,532,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



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



4 Allanby Gr BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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