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	29 Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,650,000 & $1,800,000

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	315 Chesterville Rd BENTLEIGH EAST 3165	$1,700,000	04/04/2025
2	2 Dover St BENTLEIGH EAST 3165	$1,719,500	27/03/2025
3	6 Margaretta St BENTLEIGH EAST 3165	$1,730,000	15/03/2025

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: 17/05/2025 16:27

29 Abbin Avenue, Bentleigh East Vic 3165

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5 3 4

Property Type: House

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
17/05/2024 - 16/05/2025: $1,443,000

Comparable Properties



315 Chesterville Rd BENTLEIGH EAST 3165 (REI)

5 3 4

Price: $1,700,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 1062 sqm approx

Agent Comments



2 Dover St BENTLEIGH EAST 3165 (REI)

5 2 2

Price: $1,719,500
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments



6 Margaretta St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,730,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

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