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	16 Field Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,615,000 Property Type House Suburb Bentleigh

Period - From 18/09/2024 to 16/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
31 Bent Street Bentleigh VIC 3204	$1,590,000	19/10/2024
170 Jasper Road Bentleigh VIC 3204	$1,490,000	22/11/2024
4 McKinnon Road McKinnon VIC 3204	$1,510,000	27/09/2024

This Statement of Information was prepared on: 18/03/2025