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	15 Murrong Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,400,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2025 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	1/6 Oakleigh Cr ORMOND 3204	$1,250,000	30/04/2025
2	1/52 Marlborough St BENTLEIGH EAST 3165	$1,100,000	26/02/2025
3	2/46 Hall St MCKINNON 3204	$1,215,000	07/12/2024

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: 22/05/2025 11:22

15 Murrong Avenue, Bentleigh East Vic 3165



3 1 1

Property Type: House (Res)
Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
March quarter 2025: $1,400,000

Comparable Properties



1/6 Oakleigh Cr ORMOND 3204 (REI)

3 1 3

Price: $1,250,000
Method: Private Sale
Date: 30/04/2025
Property Type: Villa
Land Size: 279 sqm approx

Agent Comments



1/52 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $1,100,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 357 sqm approx

Agent Comments



2/46 Hall St MCKINNON 3204 (REI/VG)

3 2 2

Price: $1,215,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Land Size: 341 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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