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	1 Geel Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,775,000 Property Type House Suburb Bentleigh

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	12 Glenmer St BENTLEIGH 3204	$1,476,500	25/05/2025
2	30 Surrey St BENTLEIGH EAST 3165	$1,480,000	13/04/2025
3	10 Roma St BENTLEIGH 3204	$1,516,888	24/03/2025

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.~~

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1 Geel Street, Bentleigh Vic 3204

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3 2 2

Property Type: House

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
March quarter 2025: $1,775,000

Comparable Properties



12 Glenmer St BENTLEIGH 3204 (REI)

3 1 2

Price: $1,476,500
Method: Private Sale
Date: 25/05/2025
Property Type: House
Land Size: 635 sqm approx

Agent Comments



30 Surrey St BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,480,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 592 sqm approx

Agent Comments



10 Roma St BENTLEIGH 3204 (REI)

3 1 3

Price: $1,516,888
Method: Sold Before Auction
Date: 24/03/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

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