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	10a Normdale Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $1,215,000 Property Type Unit 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	2/36 Abbin Av BENTLEIGH EAST 3165	$972,000	02/05/2025
2	1/26 Manuka St BENTLEIGH EAST 3165	$870,000	29/03/2025
3			

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: 14/05/2025 18:44

10a Normdale Road, Bentleigh East Vic 3165



3 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median Unit Price
Year ending March 2025: $1,215,000

Comparable Properties

2/36 Abbin Av BENTLEIGH EAST 3165 (REI)

3 1 2

Agent Comments

Price: $972,000
Method:
Date: 02/05/2025
Property Type: Unit

1/26 Manuka St BENTLEIGH EAST 3165 (REI)

3 1 1

Agent Comments

Price: $870,000
Method:
Date: 29/03/2025
Property Type: Unit

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.

Account - Buxton | P: 03 9563 9933

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