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 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $1,447,500 Property Type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/06/2025 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	36 Deakin St BENTLEIGH EAST 3165	$1,546,000	03/04/2025
2	54 Barrington St BENTLEIGH EAST 3165	$1,705,000	21/06/2025
3	110 Marlborough St BENTLEIGH EAST 3165	$1,615,000	31/05/2025

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: 11/08/2025 11:39

29 Deakin Street, Bentleigh East Vic 3165

Todd Dixon
0448 881 434
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3 1 2

Property Type: House
Land Size: 648 SQM sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
Year ending June 2025: $1,447,500

Comparable Properties

36 Deakin St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,546,000
Method:
Date: 03/04/2025
Property Type: House

Agent Comments



54 Barrington St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,705,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



110 Marlborough St BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $1,615,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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