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	72 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,692,000 Property Type House Suburb Bentleigh

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	64 Bendigo Av BENTLEIGH 3204	$1,593,000	26/07/2025
2	1 Geel St BENTLEIGH 3204	$1,575,000	21/06/2025
3	1 Adam St BENTLEIGH 3204	$1,610,000	24/05/2025

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 15:31

72 Bendigo Avenue, Bentleigh Vic 3204

Todd Dixon
0448 881 434
tdixon@buxton.com.au



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 774 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending June 2025: $1,692,000

Comparable Properties



64 Bendigo Av BENTLEIGH 3204 (REI)

3 1 2

Price: $1,593,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)

Agent Comments



1 Geel St BENTLEIGH 3204 (REI)

3 2 2

Price: $1,575,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



1 Adam St BENTLEIGH 3204 (REI/VG)

3 2 1

Price: $1,610,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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