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	202/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,438,500	Property type	Other	Suburb	Bentleigh East
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
302/15 VICKERY STREET BENTLEIGH VIC 3204	$965,500	26-Jul-25
1/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165	$880,000	30-Apr-25

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 6 months.

This Statement of Information was prepared on: 04 September 2025

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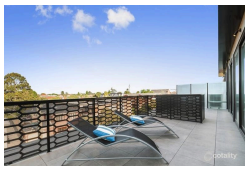
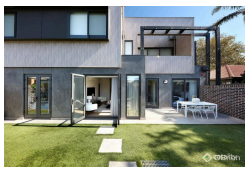


302/15 VICKERY STREET BENTLEIGH VIC 3204

3 3 2

Sold Price **$965,500** Sold Date **26-Jul-25**

Distance **1.93km**



1/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165

3 3 2

Sold Price **$880,000** Sold Date **30-Apr-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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