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	67 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,450,000 Property Type House Suburb Bentleigh East

Period - From 09/09/2024 to 08/09/2025 Source Property Data

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	50 Bellevue Rd BENTLEIGH EAST 3165	$1,300,000	08/08/2025
2	4 Brady Rd BENTLEIGH EAST 3165	$1,300,000	10/07/2025
3	2 Omeo Ct BENTLEIGH EAST 3165	$1,300,000	21/06/2025

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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67 Victor Road, Bentleigh East Vic 3165

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3 1 2

Rooms: 5
Property Type: House

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
09/09/2024 - 08/09/2025: $1,450,000

Comparable Properties



50 Bellevue Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 08/08/2025
Property Type: House (Res)

Agent Comments



4 Brady Rd BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: House

Agent Comments



2 Omeo Ct BENTLEIGH EAST 3165 (REI)

3 1 3

Price: $1,300,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

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