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	17 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,752,500 Property Type House Suburb Bentleigh

Period - From 01/04/2025 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	24 Nepean Av HAMPTON EAST 3188	$1,462,500	16/08/2025
2	2/5 Small Rd BENTLEIGH 3204	$1,450,000	28/06/2025
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: 10/09/2025 09:28

17 Mavho Street, Bentleigh Vic 3204



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2025: $1,752,500

Comparable Properties



24 Nepean Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,462,500
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



2/5 Small Rd BENTLEIGH 3204 (REI)

3 2 4

Price: $1,450,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)
Land Size: 431 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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