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	86b Beddoe Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Bentleigh East

Period - From 21/05/2025 to 20/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1B Normanby Road Bentleigh East VIC 3165	$1,530,000	03/11/2025
374 Chesterville Road Bentleigh East VIC 3165	$1,500,000	18/10/2025
19A Francesco Street Bentleigh East VIC 3165	$1,480,000	28/08/2025

This Statement of Information was prepared on: 21/11/2025