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	10 Anstee Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	3/19 Charlton St BENTLEIGH 3204	$1,149,000	26/07/2025
2	2/11 Mavho St BENTLEIGH 3204	$1,262,000	28/06/2025
3	50a Wheatley Rd MCKINNON 3204	$1,315,000	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.~~

This Statement of Information was prepared on: 23/09/2025 09:42

10 Anstee Grove, Bentleigh Vic 3204

JellisCraig

Charlie La Fontaine
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5 3 2

Property Type: House

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,752,500

Comparable Properties



3/19 Charlton St BENTLEIGH 3204 (REI)

3 1 2

Price: $1,149,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments



2/11 Mavho St BENTLEIGH 3204 (REI/VG)

3 2 5

Price: $1,262,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 413 sqm approx

Agent Comments



50a Wheatley Rd MCKINNON 3204 (REI/VG)

3 2 1

Price: $1,315,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 200 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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