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	42b Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,340,000 & $1,440,000

Median sale price

Median price $1,515,000 Property Type Townhouse Suburb Bentleigh East

Period - From 16/10/2024 to 15/10/2025 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	2a Cardiff St BENTLEIGH EAST 3165	$1,468,000	16/08/2025
2	58b Tudor St BENTLEIGH EAST 3165	$1,500,000	28/05/2025
3	32a Jassa St BENTLEIGH EAST 3165	$1,410,000	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: 16/10/2025 09:50

42b Goodrich Street, Bentleigh East Vic 3165

Sarah Gursansky
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,340,000 - $1,440,000
Median Townhouse Price
16/10/2024 - 15/10/2025: $1,515,000

Comparable Properties



2a Cardiff St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,468,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



58b Tudor St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,500,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: Townhouse (Res)

Agent Comments



32a Jassa St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,410,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments

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