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	2/12 Hodgson Grove, Bentleigh East VIC 3165

Indicative selling price

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

Range between $1,100,000 & $1,150,000

Median sale price

Median price $1,005,000 Property Type Unit Suburb Bentleigh East

Period - From 25/04/2025 to 24/10/2025 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
1A Rowland Street Bentleigh East, VIC 3165	$1,150,000	21/06/2025
15 Murrong Avenue Bentleigh East, VIC 3165	$1,240,888	21/06/2025
1/95 Victor Road, Bentleigh East, Vic 3165	$1,216,000	21/06/2025

This Statement of Information was prepared on: 25/10/2025