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<br>Including suburb and postcode | 1/13 Deakin Street, Bentleigh East Vic 3165 |

## Indicative selling price

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

Range between $700,000 & $770,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Bentleigh East

Period - From 13/11/2024 to 12/11/2025 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 | 1/5 Derry St BENTLEIGH EAST 3165 | $800,000 | 25/09/2025 |
| 2 | 5/301 Jasper Rd ORMOND 3204 | $770,000 | 09/08/2025 |
| 3 | 5/16 Argyle St BENTLEIGH EAST 3165 | $721,000 | 12/07/2025 |

**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: 13/11/2025 10:33

# 1/13 Deakin Street, Bentleigh East Vic 3165

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2 1 1

**Property Type:** Unit

**Indicative Selling Price**
$700,000 - $770,000
**Median Unit Price**
13/11/2024 - 12/11/2025: $670,000

## Comparable Properties



**1/5 Derry St BENTLEIGH EAST 3165 (REI)**

2 1 1

**Price:** $800,000
**Method:** Auction Sale
**Date:** 25/09/2025
**Property Type:** Unit

Agent Comments



**5/301 Jasper Rd ORMOND 3204 (REI)**

2 1 1

**Price:** $770,000
**Method:** Auction Sale
**Date:** 09/08/2025
**Property Type:** Unit

Agent Comments



**5/16 Argyle St BENTLEIGH EAST 3165 (REI/VG)**

2 1 1

**Price:** $721,000
**Method:** Sold Before Auction
**Date:** 12/07/2025
**Property Type:** Unit

Agent Comments



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