

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

1/85 ORANGE STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$828,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Sep 2024

to

31 Aug 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 6 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

2/85 ORANGE STREET BENTLEIGH EAST VIC 3165	\$737,000	28-May-25

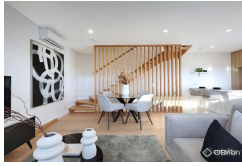
OR

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 6 months.

This Statement of Information was prepared on: 08 September 2025

Harrison Mosley

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E harrison.m@obrienrealestate.com.au**2/85 ORANGE STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$737,000 Sold Date **28-May-25** 2 2 1

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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