

## 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 ALMURTA ROAD BENTLEIGH EAST VIC 3165

### Indicative selling price

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

Single Price

\$1,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

5 ENNISS AVENUE BENTLEIGH EAST VIC 3165	\$1,450,000	26-Nov-24
1 OPAL COURT BENTLEIGH EAST VIC 3165	\$1,600,000	15-Feb-25
22 HIGHVIEW ROAD BENTLEIGH EAST VIC 3165	\$1,500,000	22-Feb-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: 19 March 2025

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**5 ENNISS AVENUE BENTLEIGH  
EAST VIC 3165**

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Sold Price **\$1,450,000** Sold Date **26-Nov-24**Distance **0.27km****1 OPAL COURT BENTLEIGH EAST  
VIC 3165**

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Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **15-Feb-25**Distance **0.34km****22 HIGHVIEW ROAD BENTLEIGH  
EAST VIC 3165**

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Sold Price <sup>RS</sup> **\$1,500,000** <sup>UN</sup> Sold Date **22-Feb-25**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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