

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

2/16 RAILWAY CRESCENT BENTLEIGH VIC 3204

Indicative selling price

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

Single Price

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,677,750

Property type

House

Suburb

Bentleigh

Period-from

01 Oct 2024

to

30 Sep 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

1/27 NICHOLSON STREET BENTLEIGH VIC 3204	\$911,000	06-Oct-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: 13 October 2025

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au**1/27 NICHOLSON STREET
BENTLEIGH VIC 3204** 2  2  1

Sold Price

^{RS} **\$911,000** ^{UN}

Sold Date

06-Oct-25

Distance

1.68km**RS** = Recent sale**UN** = Undisclosed Sale

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