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	3/16 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~~		or range between	$1,150,000	&	$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,675,250	Property type	Other	Suburb	Bentleigh
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
1/45 NORTH AVENUE BENTLEIGH VIC 3204	$1,190,000	30-Aug-25
3/45 NORTH AVENUE BENTLEIGH VIC 3204	$1,150,000	17-Apr-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

OBrien Real Estate

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1/45 NORTH AVENUE BENTLEIGH VIC 3204

3 2 2

Sold Price RS **$1,190,000** UN

Sold Date **30-Aug-25**

Distance **0.77km**



3/45 NORTH AVENUE BENTLEIGH VIC 3204

3 2 2

Sold Price **$1,150,000**

Sold Date **17-Apr-25**

Distance **0.77km**

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

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