

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

The text "Statement of information" is located in the bottom left area of the image. "Statement" is written in a yellow, sans-serif font, while "of information" is in a white, sans-serif font. The text is overlaid on the image of the lawn and patio.

Statement
of information

The property address and agent information are located at the bottom left of the image. The text "14 NIKI COURT, BENTLEIGH EAST, VIC 3165" is in a bold, white, sans-serif font. Below it, "PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH" is in a regular, white, sans-serif font. The text is overlaid on the image of the patio and lawn.

14 NIKI COURT, BENTLEIGH EAST, VIC 3165
PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 NIKI COURT, BENTLEIGH EAST, VIC

3 2 3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$1,300,000**

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

\$1,495,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



691 SOUTH RD, BENTLEIGH EAST, VIC 3165

3 2 1

Sale Price

***\$1,240,000**

Sale Date: 20/09/2025

Distance from Property: 1.4km



138 BIGNELL RD, BENTLEIGH EAST, VIC 3165

3 1 2

Sale Price

****\$1,220,000**

Sale Date: 13/09/2025

Distance from Property: 1.1km



50 BELLEVUE RD, BENTLEIGH EAST, VIC 3165

3 1 2

Sale Price

\$1,300,000

Sale Date: 08/08/2025

Distance from Property: 1.3km



This report has been compiled on 27/10/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 NIKI COURT, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Single Price:

\$1,300,000

Median sale price

Median price

\$1,495,000

Property type

House

Suburb

BENTLEIGH EAST

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

691 SOUTH RD, BENTLEIGH EAST, VIC 3165	*\$1,240,000	20/09/2025
138 BIGNELL RD, BENTLEIGH EAST, VIC 3165	**\$1,220,000	13/09/2025
50 BELLEVUE RD, BENTLEIGH EAST, VIC 3165	\$1,300,000	08/08/2025

This Statement of Information was prepared on:

27/10/2025