

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is bright and sunny, with shadows cast on the grass and patio.

RayWhite.

Statement of information

1/2 AMIRIYA STREET, BENTLEIGH EAST, VIC 3165
PREPARED BY JOSH HOMMELHOFF, RAY WHITE BENTLEIGH & CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/2 AMIRIYA STREET, BENTLEIGH EAST,  4  3  2

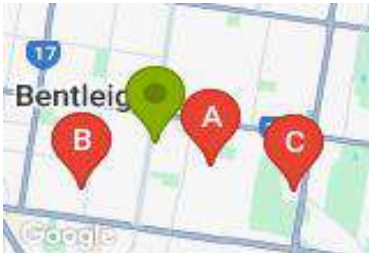
Indicative Selling Price

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

Single Price: **\$1,590,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

\$1,500,000

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.



1B NORMANBY RD, BENTLEIGH EAST, VIC  4  3  2

Sale Price

****\$1,530,000**

Sale Date: 03/11/2025

Distance from Property: 787m



46A MARQUIS RD, BENTLEIGH, VIC 3204  4  3  1

Sale Price

***\$1,595,000**

Sale Date: 06/12/2025

Distance from Property: 1.2km



16B LEIGH ST, BENTLEIGH EAST, VIC 3165  4  3  1

Sale Price

Price Withheld

Sale Date: 08/12/2025

Distance from Property: 1.9km



This report has been compiled on 18/12/2025 by Ray White Corporate Default. 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

1/2 AMIRIYA STREET, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Single Price:

\$1,590,000

Median sale price

Median price

\$1,500,000

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
1B NORMANBY RD, BENTLEIGH EAST, VIC 3165	**\$1,530,000	03/11/2025
46A MARQUIS RD, BENTLEIGH, VIC 3204	*\$1,595,000	06/12/2025
16B LEIGH ST, BENTLEIGH EAST, VIC 3165	Price Withheld	08/12/2025

This Statement of Information was prepared on:

18/12/2025