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	20a Almurta Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Bentleigh East

Period - From 09/07/2025 to 08/07/2026 Source Property Data

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 six 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	9b Box Ct BENTLEIGH EAST 3165	$1,600,000	13/06/2026
2			
3			

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 six months.

This Statement of Information was prepared on: 09/07/2026 15:56

20a Almurta Road, Bentleigh East Vic 3165

Angelo Nikitas
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Property Type:
Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median Townhouse Price
09/07/2025 - 08/07/2026: $1,500,000

Comparable Properties

9b Box Ct BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,600,000
Method:
Date: 13/06/2026
Property Type: Townhouse (Single)

Agent Comments

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 six months.

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