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	4a Moray Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,575,000 & $1,625,000

Median sale price

Median price $1,272,500 Property Type Unit Suburb Bentleigh East

Period - From 02/03/2025 to 01/03/2026 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	1/2 Amiriya St BENTLEIGH EAST 3165	$1,580,000	02/01/2026
2	79a Parkmore Rd BENTLEIGH EAST 3165	$1,600,000	19/12/2025
3	46A Marquis Rd BENTLEIGH 3204	$1,595,000	06/12/2025

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: 02/03/2026 14:15

4a Moray Street, Bentleigh East Vic 3165



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,575,000 - $1,625,000
Median Unit Price
02/03/2025 - 01/03/2026: $1,272,500

Comparable Properties



1/2 Amiriya St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,580,000
Method: Private Sale
Date: 02/01/2026
Property Type: Townhouse (Single)
Land Size: 384 sqm approx

Agent Comments



79a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,600,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)

Agent Comments



46A Marquis Rd BENTLEIGH 3204 (REI/VG)

4 3 2

Price: $1,595,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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