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	4/85 Orange Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $670,000 & $695,000

Median sale price

Median price $1,280,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	3/51 Hill St BENTLEIGH EAST 3165	$720,000	18/04/2026
2	1/176 East Boundary Rd BENTLEIGH EAST 3165	$755,000	28/03/2026
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: 11/09/2026 14:29

4/85 Orange Street, Bentleigh East Vic 3165

Kosta Mesaritis
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2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$670,000 - $695,000
Median Unit Price
June quarter 2026: $1,280,000

Comparable Properties



3/51 Hill St BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $720,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments



1/176 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $755,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

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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