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	10 Small Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,290,000

Median sale price

Median price $1,455,000 Property Type Townhouse Suburb Bentleigh

Period - From 14/03/2025 to 13/03/2026 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	8/45 Elizabeth St BENTLEIGH EAST 3165	$1,270,000	25/02/2026
2	38a Denver St BENTLEIGH EAST 3165	$1,250,000	21/02/2026
3	1/16 Railway Cr BENTLEIGH 3204	$1,335,000	30/01/2026

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: 14/03/2026 14:50

10 Small Road, Bentleigh Vic 3204

JellisCraig

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,290,000
Median Townhouse Price
14/03/2025 - 13/03/2026: $1,455,000

Comparable Properties



8/45 Elizabeth St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,270,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Single)

Agent Comments



38a Denver St BENTLEIGH EAST 3165 (REI)

3 2 4

Price: $1,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



1/16 Railway Cr BENTLEIGH 3204 (REI)

3 2 2

Price: $1,335,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: Townhouse (Res)

Agent Comments

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