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	3 Nina Court, Bentleigh East VIC 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,510,000 Property Type House Suburb Bentleigh East

Period - From 18/09/2025 to 17/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Opal Court Bentleigh East VIC 3165	$1,485,000	20/09/2025
28 Greendale Road Bentleigh East VIC 3165	$1,305,000	20/09/2025
72 Mawby Road Bentleigh East VIC 3165	$1,350,000	29/01/2026

This Statement of Information was prepared on: 19/03/2026