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	1/176 East Boundary Road, Bentleigh East VIC 3165

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,051,500 Property Type Unit Suburb Bentleigh East

Period - From 12/06/2025 to 11/12/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2/176 East Boundary Road Bentleigh East VIC 3165	$745,000	23/10/2025
3/9 Francesco Street Bentleigh East VIC 3165	$755,000	03/07/2025

This Statement of Information was prepared on: 12/12/2025