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	17 Anarth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $785,000 & $863,500

Median sale price

Median price $1,521,500 Property Type Townhouse Suburb Bentleigh East

Period - From 30/03/2025 to 29/03/2026 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	1/56 Coorigil Rd CARNEGIE 3163	$861,500	22/11/2025
2	2/9 Poet Rd BENTLEIGH EAST 3165	$850,000	19/11/2025
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: 30/03/2026 12:11

17 Anarth Street, Bentleigh East Vic 3165



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$785,000 - $863,500
Median Townhouse Price
30/03/2025 - 29/03/2026: $1,521,500

Comparable Properties



1/56 Coorigil Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $861,500
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/9 Poet Rd BENTLEIGH EAST 3165 (VG)

2 - -

Price: $850,000
Method: Sale
Date: 19/11/2025
Property Type: Flat/Unit/Apartment (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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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