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	5a Majdal Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,342,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2025 to 31/03/2026 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	66a Beddoe Av BENTLEIGH EAST 3165	$1,600,000	27/03/2026
2	25a Bristol St BENTLEIGH EAST 3165	$1,570,000	23/03/2026
3	79a Parkmore Rd BENTLEIGH EAST 3165	$1,600,000	19/12/2025

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: 14/04/2026 10:19

5a Majdal Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
$1,580,000
Median Unit Price
Year ending March 2026: $1,342,500

Comparable Properties



66a Beddoe Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,600,000
Method: Private Sale
Date: 27/03/2026
Property Type: Townhouse (Single)

Agent Comments



25a Bristol St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,570,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Single)

Agent Comments



79a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,600,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9563 9933

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