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	116a Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,270,000

Median sale price

Median price $1,500,888 Property Type Townhouse Suburb Bentleigh East

Period - From 02/05/2025 to 01/05/2026 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	2/9 Chauvel St BENTLEIGH EAST 3165	$1,232,000	22/04/2026
2	2/58 Moylan St BENTLEIGH EAST 3165	$1,200,000	13/03/2026
3	36a Barrington St BENTLEIGH EAST 3165	$1,200,000	26/11/2025

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: 02/05/2026 20:17

116a Marlborough Street, Bentleigh East Vic 3165

JellisCraig

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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,270,000
Median Townhouse Price
02/05/2025 - 01/05/2026: $1,500,888

Comparable Properties



2/9 Chauvel St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,232,000
Method: Auction Sale
Date: 22/04/2026
Property Type: Townhouse (Res)
Land Size: 309 sqm approx

Agent Comments



2/58 Moylan St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Villa

Agent Comments



36a Barrington St BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $1,200,000
Method: Auction Sale
Date: 26/11/2025
Property Type: Unit

Agent Comments

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