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	2/27 Normdale Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $850,000

Median sale price

Median price $1,270,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2026 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	2/10 Schulz St BENTLEIGH EAST 3165	$867,500	11/04/2026
2	2/33 Wingate St BENTLEIGH EAST 3165	$852,000	27/11/2025
3	1/13 Deakin St BENTLEIGH EAST 3165	$867,500	19/11/2025

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: 04/05/2026 15:17

2/27 Normdale Road, Bentleigh East Vic 3165

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3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
March quarter 2026: $1,270,000

Comparable Properties



2/10 Schulz St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $867,500
Method: Auction Sale
Date: 11/04/2026
Property Type: Unit
Land Size: 398 sqm approx

Agent Comments



2/33 Wingate St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $852,000
Method: Auction Sale
Date: 27/11/2025
Property Type: Unit

Agent Comments



1/13 Deakin St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $867,500
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Unit

Agent Comments

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