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	2/41 Orange Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,500,444 Property Type Townhouse Suburb Bentleigh East

Period - From 01/05/2025 to 30/04/2026 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	78a Brooks St BENTLEIGH EAST 3165	$1,090,000	25/03/2026
3	2/71 Tudor St BENTLEIGH EAST 3165	$1,190,000	16/02/2026

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: 01/05/2026 15:00

2/41 Orange Street, Bentleigh East Vic 3165

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4 2 3

Property Type: Unit

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
01/05/2025 - 30/04/2026: $1,500,444

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



78a Brooks St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,090,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments



2/71 Tudor St BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $1,190,000
Method: Sold Before Auction
Date: 16/02/2026
Property Type: Townhouse (Res)

Agent Comments

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