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	18 Mulsanne Lane, Bentleigh East Vic 3165

Indicative selling price

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

Range between $950,000 & $1,040,000

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	5c Mackie Rd BENTLEIGH EAST 3165	$1,000,000	04/06/2026
2	7/178 Murrumbeena Rd MURRUMBEENA 3163	$950,000	01/05/2026
3	162 Oakleigh Rd MURRUMBEENA 3163	$1,090,000	16/04/2026

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: 11/06/2026 14:24

18 Mulsanne Lane, Bentleigh East Vic 3165

JellisCraig

Kon Galitos
9593 4500
0414 902 680
kongalitos@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Indicative Selling Price
$950,000 - $1,040,000
Median Unit Price
March quarter 2026: $1,270,000

Comparable Properties



5c Mackie Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)

Agent Comments



7/178 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

3 2 2

Price: $950,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)

Agent Comments



162 Oakleigh Rd MURRUMBEENA 3163 (REI)

3 1 2

Price: $1,090,000
Method: Private Sale
Date: 16/04/2026
Property Type: House

Agent Comments

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