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	12B Hinkler Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,500,000 & $1,575,000

Median sale price

Median price $1,480,000 Property Type House 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	19b Clay St MOORABBIN 3189	$1,559,000	05/04/2026
2	4b Sheppard St MOORABBIN 3189	$1,500,000	25/03/2026
3	1/2 Amiriya St BENTLEIGH EAST 3165	$1,580,000	02/01/2026

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: 09/05/2026 09:06

12B Hinkler Avenue, Bentleigh East Vic 3165



4 3 2

Property Type: Townhouse (Single)
Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,575,000
Median House Price
March quarter 2026: $1,480,000

Comparable Properties



19b Clay St MOORABBIN 3189 (REI)

4 3 2

Price: $1,559,000
Method: Private Sale
Date: 05/04/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments



4b Sheppard St MOORABBIN 3189 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/2 Amiriya St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,580,000
Method: Private Sale
Date: 02/01/2026
Property Type: Townhouse (Single)
Land Size: 384 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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