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 Harding Street, Bentleigh Vic 3204

Indicative selling price

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

Single price: $1,835,000

Median sale price

Median price: $1,750,000 | Property Type: House | Suburb: Bentleigh

Period - From: 01/06/2025 to: 31/05/2026 | 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	89 Patterson Rd BENTLEIGH 3204	$1,820,000	23/05/2026
2	33a Campbell St BENTLEIGH 3204	$1,875,000	23/04/2026
3	4a Wright St BENTLEIGH 3204	$1,888,000	21/03/2026

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: 01/06/2026 08:51

12B Harding Street, Bentleigh Vic 3204

Dean Brooks
03 9889 3990
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,835,000
Median House Price
01/06/2025 - 31/05/2026: $1,750,000

Agent Comments

Recognised as a Wellstate Certified Home, this exceptional four-bedroom plus study, three-bathroom Bentleigh residence sets a new benchmark for light, flow and liveability, a distinction evident in every refined detail.

Comparable Properties



89 Patterson Rd BENTLEIGH 3204 (REI)

4 3 3

Price: $1,820,000
Method: Private Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments



33a Campbell St BENTLEIGH 3204 (REI)

4 3 2

Price: $1,875,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: Townhouse (Res)

Agent Comments



4a Wright St BENTLEIGH 3204 (REI)

4 3 2

Price: $1,888,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 384 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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