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	4B Hughes Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,750,000

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	1c Longview Av BENTLEIGH EAST 3165	$1,730,000	27/04/2026
2	11b Waratah St BENTLEIGH EAST 3165	$1,725,000	10/02/2026
3	15a Jassa St BENTLEIGH EAST 3165	$1,665,000	28/01/2026

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: 09/06/2026 12:18

4B Hughes Street, Bentleigh East Vic 3165

Kosta Mesaritis
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0412 117 529
kostamesaritis@jelliscraig.com.au



4 2 2

Property Type: Townhouse

Indicative Selling Price
$1,750,000
Median Unit Price
March quarter 2026: $1,270,000

Comparable Properties



1c Longview Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,730,000
Method: Private Sale
Date: 27/04/2026
Property Type: Townhouse (Single)
Land Size: 330 sqm approx

Agent Comments



11b Waratah St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,725,000
Method: Private Sale
Date: 10/02/2026
Property Type: Townhouse (Single)

Agent Comments



15a Jassa St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,665,000
Method: Auction Sale
Date: 28/01/2026
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Agent Comments

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