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	1/23 Norville Street, Bentleigh East Vic 3165

Indicative selling price

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

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

Median sale price

Median price $1,460,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2025 to 30/06/2026 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	2/71 Lahona Av BENTLEIGH EAST 3165	$965,000	23/07/2026
2	35 Catherine Rd BENTLEIGH EAST 3165	$1,030,000	23/05/2026
3	27 Tucker Rd BENTLEIGH 3204	$1,116,000	14/03/2026

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: 31/07/2026 14:51

1/23 Norville Street, Bentleigh East Vic 3165



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2026: $1,460,000

Comparable Properties



2/71 Lahona Av BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $965,000
Method: Private Sale
Date: 23/07/2026
Property Type: Unit

Agent Comments



35 Catherine Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $1,030,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments



27 Tucker Rd BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,116,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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