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	7 Cairnes Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between $2,300,000 & $2,390,000

Median sale price

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

Period - From 03/06/2025 to 02/06/2026 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	8 Campbell St BENTLEIGH 3204	$2,600,000	06/05/2026
2	9 Hutchinson St BENTLEIGH 3204	$2,450,000	29/04/2026
3	20 Jean St MCKINNON 3204	$2,365,000	07/04/2026

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: 03/06/2026 19:16

7 Cairnes Grove, Bentleigh Vic 3204



4 2 2

Property Type: House
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,390,000
Median House Price
03/06/2025 - 02/06/2026: $1,750,000

Comparable Properties



8 Campbell St BENTLEIGH 3204 (REI)

4 2 3

Price: $2,600,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



9 Hutchinson St BENTLEIGH 3204 (REI)

4 3 5

Price: $2,450,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



20 Jean St MCKINNON 3204 (REI/VG)

4 2 2

Price: $2,365,000
Method: Sold Before Auction
Date: 07/04/2026
Property Type: House
Land Size: 607 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV THE DIFFERENCE

propertydata.com.au

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