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	4/13 Quinns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $635,000 & $695,000

Median sale price

Median price $1,342,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2025 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	5/10 Dalny Rd MURRUMBEENA 3163	$640,000	09/05/2026
2	1/697 Warrigal Rd BENTLEIGH EAST 3165	$640,000	02/05/2026
3	1/80 Robert St BENTLEIGH 3204	$670,000	13/04/2026

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: 23/06/2026 12:28

4/13 Quinns Road, Bentleigh East Vic 3165

JellisCraig



2 2 1

Property Type: Apartment

Indicative Selling Price
$635,000 - $695,000
Median Unit Price
Year ending March 2026: $1,342,500

Comparable Properties



5/10 Dalny Rd MURRUMBEENA 3163 (REI)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments



1/697 Warrigal Rd BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments



1/80 Robert St BENTLEIGH 3204 (VG)

2 - -

Price: $670,000
Method: Sale
Date: 13/04/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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