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	1/40 Beddoe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $1,465,000 Property Type House Suburb Bentleigh East

Period - From 29/07/2025 to 28/07/2026 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	130a Tambet St BENTLEIGH EAST 3165	$870,000	15/06/2026
2	1/27-29 Victor Rd BENTLEIGH EAST 3165	$868,000	08/05/2026
3			

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: 29/07/2026 08:51

1/40 Beddoe Avenue, Bentleigh East Vic 3165

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2 1 1

Property Type: House

Indicative Selling Price
$850,000 - $920,000
Median House Price
29/07/2025 - 28/07/2026: $1,465,000

Comparable Properties



130a Tambet St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $870,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: Townhouse (Res)
Land Size: 309 sqm approx

Agent Comments



1/27-29 Victor Rd BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $868,000
Method: Private Sale
Date: 08/05/2026
Property Type: Townhouse (Res)

Agent Comments

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.

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