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	12/76 East Boundary Road, Bentleigh East VIC 3165

Indicative selling price

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

Range between $400,000 & $425,000

Median sale price

Median price $1,188,500 Property Type Unit Suburb Bentleigh East

Period - From 12/02/2026 to 11/08/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
102/170 East Boundary Road Bentleigh East VIC 3165	$418,000	11/03/2026
3/650 Centre Road Bentleigh East VIC 3165	$445,000	20/03/2026
1/23 Genoa Street Moorabbin VIC 3189	$410,000	26/05/2026

This Statement of Information was prepared on: 12/08/2026