

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

1/54 Railway Crescent, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,596,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2026

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	24b Loranne St BENTLEIGH 3204	\$1,570,000	08/08/2026
2	22b Mcarthur St BENTLEIGH 3204	\$1,565,000	27/04/2026
3	2b Lindsay St BENTLEIGH 3204	\$1,575,000	31/03/2026

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:

15/09/2026 16:53



3 2 2

Property Type: Townhouse

Comparable Properties



24b Loranne St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Townhouse (Res)



22b Mcarthur St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,565,000

Method: Private Sale

Date: 27/04/2026

Property Type: Townhouse (Single)

Land Size: 311 sqm approx



2b Lindsay St BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$1,575,000

Method: Auction Sale

Date: 31/03/2026

Property Type: Townhouse (Res)

Land Size: 317 sqm approx