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	2b Mervin Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$1,259,000

Median sale price

Median price	$1,188,500	Property Type	Unit	Suburb	Bentleigh East
Period - From	01/03/2026	to	28/08/2026	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
72 Denver Street Bentleigh East VIC 3165	$1,280,000	11/08/2026
1/17 Gardeners Road Bentleigh East VIC 3165	$1,300,000	01/06/2026
4/181 East Boundary Road Bentleigh East VIC 3165	$1,268,000	10/03/2026

This Statement of Information was prepared on: 29/08/2026