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	1/96 Castlewood Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $737,600 Property Type Unit Suburb Bentleigh East

Period - From 02/09/2025 to 01/09/2026 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	3/69 Gowrie St BENTLEIGH EAST 3165	$745,000	06/08/2026
2	4/18 Blenheim St BENTLEIGH EAST 3165	$737,000	16/05/2026
3	39a Luntar Rd OAKLEIGH SOUTH 3167	$838,750	09/05/2026

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: 02/09/2026 12:10

1/96 Castlewood Street, Bentleigh East Vic 3165

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3 1 1

Property Type: Unit

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
02/09/2025 - 01/09/2026: $737,600

Comparable Properties



3/69 Gowrie St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $745,000
Method: Sold Before Auction
Date: 06/08/2026
Property Type: Unit

Agent Comments



4/18 Blenheim St BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $737,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit

Agent Comments



39a Luntar Rd OAKLEIGH SOUTH 3167 (REI/VG)

3 1 1

Price: $838,750
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)

Agent Comments

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