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	10A Greenview Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $1,450,000 Property Type Townhouse Suburb Bentleigh East

Period - From 10/09/2025 to 09/09/2026 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	24a Axford Cr OAKLEIGH SOUTH 3167	$1,250,000	22/08/2026
2	4/33 Hill St BENTLEIGH EAST 3165	$1,100,000	11/06/2026
3	2/43 Wards Gr BENTLEIGH EAST 3165	$1,170,000	12/05/2026

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: 10/09/2026 11:13

10A Greenview Court, Bentleigh East Vic 3165

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3 3 2

Property Type: Townhouse

Indicative Selling Price
$1,090,000 - $1,190,000
Median Townhouse Price
10/09/2025 - 09/09/2026: $1,450,000

Comparable Properties



24a Axford Cr OAKLEIGH SOUTH 3167 (REI)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 22/08/2026
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

Agent Comments



4/33 Hill St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 11/06/2026
Property Type: Townhouse (Single)

Agent Comments



2/43 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 12/05/2026
Property Type: Townhouse (Single)

Agent Comments

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