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	683b South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,335,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2025 to 30/06/2025 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	21b Almurta Rd BENTLEIGH EAST 3165	$1,422,000	05/07/2025
2	41a Dawn St HIGHETT 3190	$1,520,000	29/03/2025
3	37a Brosnan Rd BENTLEIGH EAST 3165	$1,490,000	19/02/2025

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: 29/07/2025 16:17

683b South Road, Bentleigh East Vic 3165

Sarah Gursansky
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4 3 3

Property Type: Townhouse

Indicative Selling Price
$1,390,000 - $1,490,000
Median Unit Price
June quarter 2025: $1,335,000

Comparable Properties



21b Almurta Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,422,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments



41a Dawn St HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,520,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 296 sqm approx

Agent Comments



37a Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,490,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Townhouse (Res)

Agent Comments

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