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	89a Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

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

Period - From 29/04/2024 to 28/04/2025 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	12a Blamey St BENTLEIGH EAST 3165	$1,370,000	05/04/2025
2	10b Blamey St BENTLEIGH EAST 3165	$1,327,000	04/12/2024
3			

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: 29/04/2025 17:07

89a Bignell Road, Bentleigh East Vic 3165

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
29/04/2024 - 28/04/2025: $1,450,000

Comparable Properties



12a Blamey St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,370,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



10b Blamey St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,327,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Single)
Land Size: 293 sqm approx

Agent Comments

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.

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