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	73b Moylan Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $1,500,500 Property Type Townhouse Suburb Bentleigh East

Period - From 15/09/2024 to 14/09/2025 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	2a Malcolm St MCKINNON 3204	$2,130,000	23/08/2025
2	26B Argyle St BENTLEIGH EAST 3165	$2,100,000	07/08/2025
3	59a Barrington St BENTLEIGH EAST 3165	$2,210,000	29/03/2025

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: 15/09/2025 11:27

73b Moylan Street, Bentleigh East Vic 3165



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$2,100,000
Median Townhouse Price
15/09/2024 - 14/09/2025: $1,500,500

Comparable Properties



2a Malcolm St MCKINNON 3204 (REI)

4 3 2

Price: $2,130,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments



26B Argyle St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $2,100,000
Method: Private Sale
Date: 07/08/2025
Property Type: Townhouse (Single)

Agent Comments



59a Barrington St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $2,210,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 380 sqm approx

Agent Comments

Account - Fletchers | P: 03 9571 7777

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