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	1/26 Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $950,000 & $1,020,000

Median sale price

Median price $1,051,200 Property Type Unit Suburb Bentleigh

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	35 Porter Rd BENTLEIGH 3204	$1,032,000	11/06/2025
2	28 Purtell St BENTLEIGH EAST 3165	$905,000	29/05/2025
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: 03/09/2025 16:52

1/26 Fromer Street, Bentleigh Vic 3204

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2 1 2

Property Type: House

Indicative Selling Price
$950,000 - $1,020,000
Median Unit Price
June quarter 2025: $1,051,200

Comparable Properties



35 Porter Rd BENTLEIGH 3204 (REI/VG)

2 1 2

Price: $1,032,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: House (Res)

Agent Comments



28 Purtell St BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $905,000
Method: Private Sale
Date: 29/05/2025
Property Type: House (Res)
Land Size: 352 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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