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	28a Atkinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,450,000 & $1,525,000

Median sale price

Median price $1,562,500 Property Type Townhouse Suburb Bentleigh

Period - From 23/09/2024 to 22/09/2025 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	10d Neville St BENTLEIGH EAST 3165	$1,515,000	12/09/2025
2	9a Purtell St BENTLEIGH EAST 3165	$1,550,000	14/08/2025
3	40 Nepean Av HAMPTON EAST 3188	$1,500,000	07/06/2025

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: 23/09/2025 13:25

28a Atkinson Street, Bentleigh Vic 3204

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,450,000 - $1,525,000
Median Townhouse Price
23/09/2024 - 22/09/2025: $1,562,500

Comparable Properties



10d Neville St BENTLEIGH EAST 3165 (REI)

4 2 4

Price: $1,515,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: Townhouse (Res)

Agent Comments



9a Purtell St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)

Agent Comments



40 Nepean Av HAMPTON EAST 3188 (REI/VG)

4 3 2

Price: $1,500,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments

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