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	10b Thomasina Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	4/2 Wattle Gr MCKINNON 3204	$1,560,000	16/08/2025
2	4A Boake St CARNEGIE 3163	$1,620,000	16/08/2025
3	40a Thomasina St BENTLEIGH EAST 3165	$1,660,000	25/06/2025

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: 19/09/2025 10:26

10b Thomasina Street, Bentleigh East Vic 3165



4 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Unit Price
June quarter 2025: $1,335,000

Comparable Properties



4/2 Wattle Gr MCKINNON 3204 (REI)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



4A Boake St CARNEGIE 3163 (REI)

4 2 2

Price: $1,620,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



40a Thomasina St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,660,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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