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	127 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,440,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2024 to 30/09/2025 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	2 Warwick St BENTLEIGH EAST 3165	$1,110,000	11/10/2025
2	9 Neil Ct BENTLEIGH EAST 3165	$1,214,000	11/10/2025
3	1/3 Mervin St BENTLEIGH EAST 3165	$1,250,000	02/10/2025

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: 21/10/2025 08:50

127 Bignell Road, Bentleigh East Vic 3165

Todd Dixon
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3 1 1

Property Type: House
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
Year ending September 2025: $1,440,000

Comparable Properties

2 Warwick St BENTLEIGH EAST 3165 (REI)

3 2 1

Price: $1,110,000
Method:
Date: 11/10/2025
Property Type: House

Agent Comments



9 Neil Ct BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,214,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



1/3 Mervin St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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