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	184b Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

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

Median sale price

Median price $1,520,000 Property Type Townhouse Suburb Bentleigh East

Period - From 13/10/2024 to 12/10/2025 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	50a Vasey St BENTLEIGH EAST 3165	$970,000	10/09/2025
2	165a Bignell Rd BENTLEIGH EAST 3165	$909,000	26/07/2025
3	10a Normdale Rd BENTLEIGH EAST 3165	$1,020,000	21/06/2025

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: 15/09/2025 13:48

184b Bignell Road, Bentleigh East Vic 3165



3 2 0

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 295.164 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Townhouse Price
: $1,520,000

Comparable Properties



50a Vasey St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $970,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Res)

Agent Comments



165a Bignell Rd BENTLEIGH EAST 3165 (REI)

2 2 2

Price: $909,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



10a Normdale Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,020,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV THE DIFFERENCE

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