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	46a Orange Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,390,000 & $1,460,000

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	2a Cardiff St BENTLEIGH EAST 3165	$1,468,000	16/08/2025
2	21b Almurta Rd BENTLEIGH EAST 3165	$1,422,000	05/07/2025
3	22b Greendale Rd BENTLEIGH EAST 3165	$1,440,000	26/05/2025

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: 13/10/2025 14:02

46a Orange Street, Bentleigh East Vic 3165



3 2 1

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,460,000
Median Townhouse Price
13/10/2024 - 12/10/2025: $1,520,000

Comparable Properties



2a Cardiff St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,468,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



21b Almurta Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,422,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments



22b Greendale Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,440,000
Method: Private Sale
Date: 26/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9563 9933

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