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	4 Kalimna Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $1,520,000 Property Type House 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	7 Catherine Rd BENTLEIGH EAST 3165	$1,690,000	22/07/2025
2	6 Margaretta St BENTLEIGH EAST 3165	$1,730,000	15/03/2025
3	6 Orana Ct MOORABBIN 3189	$1,770,000	24/02/2025

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: 22/08/2025 08:39

4 Kalimna Street, Bentleigh East Vic 3165



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
June quarter 2025: $1,520,000

Comparable Properties



7 Catherine Rd BENTLEIGH EAST 3165 (REI)

4 1 4

Price: $1,690,000
Method: Sold Before Auction
Date: 22/07/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



6 Margaretta St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,730,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments



6 Orana Ct MOORABBIN 3189 (REI/VG)

4 2 2

Price: $1,770,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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