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	4/1-3 Anderson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $635,000 Property Type Unit Suburb Bentleigh

Period - From 13/11/2024 to 12/11/2025 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	3/11 Claire St MCKINNON 3204	$631,000	08/11/2025
2	3/21-23 Kinross St HAMPTON EAST 3188	$600,000	01/08/2025
3	5/13 Kelly Av HAMPTON EAST 3188	$700,000	19/06/2025

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: 13/11/2025 12:23

4/1-3 Anderson Street, Bentleigh Vic 3204

Golan Flamm
9533 0999
0410 469 876
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2 1 2

Property Type: Villa Unit

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
13/11/2024 - 12/11/2025: $635,000

Comparable Properties

3/11 Claire St MCKINNON 3204 (REI)

2 1 1

Price: $631,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



3/21-23 Kinross St HAMPTON EAST 3188 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit

Agent Comments



5/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Unit

Agent Comments

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