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	5 Claude Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2025 to 31/12/2025 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	93 Wingate St BENTLEIGH EAST 3165	$1,125,000	15/11/2025
2	22 Sherbrooke Av OAKLEIGH SOUTH 3167	$1,055,000	03/11/2025
3	23 Norwood St OAKLEIGH SOUTH 3167	$1,085,000	25/10/2025

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: 05/02/2026 13:11

5 Claude Street, Bentleigh East Vic 3165

Todd Dixon
0448 881 434
tdixon@buxton.com.au



4 2 2

Property Type: House
Land Size: 585 APPROX sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
Year ending December 2025: $1,480,000

Comparable Properties



93 Wingate St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,125,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments



22 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI/VG)

4 2 2

Price: $1,055,000
Method: Private Sale
Date: 03/11/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



23 Norwood St OAKLEIGH SOUTH 3167 (REI/VG)

3 2 2

Price: $1,085,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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