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	1/14 Charlton Street, Bentleigh VIC 3204

Indicative selling price

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

Single price	$1,475,000

Median sale price

Median price	$911,000	Property Type	Unit	Suburb	Bentleigh
Period - From	03/08/2025	to	02/02/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2A Tatong Road Brighton East VIC 3187	$1,450,000	03/09/2025
24 Nepean Avenue Hampton East VIC 3188	$1,462,500	16/08/2025
5B Luckins Road Bentleigh VIC 3204	$1,550,000	03/09/2025

This Statement of Information was prepared on: 03/02/2026