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	25a Hinkler Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,770,000 & $1,850,000

Median sale price

Median price $1,333,000 Property Type Unit 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	64b Purtell St BENTLEIGH EAST 3165	$1,830,000	08/11/2025
2	18b Lahona Av BENTLEIGH EAST 3165	$1,715,000	01/11/2025
3	25b Hinkler Av BENTLEIGH EAST 3165	$1,770,000	20/09/2025

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: 06/01/2026

25a Hinkler Avenue, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
$1,770,000 - $1,850,000
Median Unit Price
Year ending December 2025: $1,333,000

Comparable Properties



64b Purtell St BENTLEIGH EAST 3165 (REI)

4 3 2

Agent Comments

Price: $1,830,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



18b Lahona Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Agent Comments

Price: $1,715,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: Townhouse (Res)



25b Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

5 3 2

Agent Comments

Price: $1,770,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 370 sqm approx

Account - Buxton | P: 03 9563 9933

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