

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

1/1026 North Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,488,888

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

28/07/2025

to

27/07/2026

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	3/1026 North Rd BENTLEIGH EAST 3165	\$1,210,000	20/07/2026
2	2/43 Wards Gr BENTLEIGH EAST 3165	\$1,170,000	12/05/2026
3			

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:

28/07/2026 12:17

1/1026 North Road, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000
Median Townhouse Price
28/07/2025 - 27/07/2026: \$1,488,888

Comparable Properties



3/1026 North Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 20/07/2026
Property Type: Townhouse (Single)



2/43 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 12/05/2026
Property Type: Townhouse (Single)

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.

Account - Buxton



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