

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

1/20 Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$920,000

&

\$1,000,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Bentleigh

Period - From 01/04/2026

to 30/06/2026

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	37 Franklin St MOORABBIN 3189	\$960,000	31/08/2026
2	1/22 Ellen St BENTLEIGH EAST 3165	\$1,011,000	18/04/2026
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:

03/09/2026 14:46

1/20 Castles Road, Bentleigh Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$920,000 - \$1,000,000
Median House Price
June quarter 2026: \$1,785,000

Comparable Properties



37 Franklin St MOORABBIN 3189 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 31/08/2026
Property Type: House
Land Size: 340 sqm approx



1/22 Ellen St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,011,000
Method: Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 279 sqm approx

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.

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