

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

1/31 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$825,000

&

\$875,000

Median sale price

Median price

\$751,600

Property Type

Unit

Suburb

Bentleigh East

Period - From

22/07/2025

to

21/07/2026

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	1/27 Victor Rd BENTLEIGH EAST 3165	\$868,000	08/05/2026
2	2/10 Schulz St BENTLEIGH EAST 3165	\$867,500	11/04/2026
3	6 Trinity Ct BENTLEIGH EAST 3165	\$880,000	28/03/2026

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:

22/07/2026 09:53



2 1 1

Property Type: Townhouse (Res)

Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price

\$825,000 - \$875,000

Median Unit Price

22/07/2025 - 21/07/2026: \$751,600

Comparable Properties



1/27 Victor Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

2 - -

Price: \$868,000

Method: Sale

Date: 08/05/2026

Property Type: Flat/Unit/Apartment (Res)



2/10 Schulz St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$867,500

Method: Auction Sale

Date: 11/04/2026

Property Type: Unit

Land Size: 398 sqm approx



6 Trinity Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 228 sqm approx

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