

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 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,120,000

Median sale price

Median price

\$1,473,750

Property Type

House

Suburb

Bentleigh East

Period - From

22/06/2025

to

21/06/2026

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	42 East Boundary Rd BENTLEIGH EAST 3165	\$1,180,000	03/06/2026
2	2 Wyuna Ct BENTLEIGH 3204	\$1,160,000	05/05/2026
3	13 Franklin St MOORABBIN 3189	\$1,190,000	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:

22/06/2026 10:39

1 East Boundary Road, Bentleigh East Vic 3165

woodards 

Cedric Newbond

9572 1666

0418 326 174

cnewbond@woodards.com.au

Indicative Selling Price

\$1,120,000

Median House Price

22/06/2025 - 21/06/2026: \$1,473,750



 3  1  3

Rooms: 6

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



42 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 763 sqm approx



2 Wyuna Ct BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,160,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 599 sqm approx



13 Franklin St MOORABBIN 3189 (REI)

Agent Comments

 3  2  1

Price: \$1,190,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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