

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 Hallow Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Bentleigh East

Period - From

20/08/2025

to

19/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
32 Simmonds Street Hughesdale VIC 3166	\$1,460,000	30/08/2025
28 Patricia Street Bentleigh East VIC 3165	\$1,520,000	18/10/2025
5 Quinns Road Bentleigh East VIC 3165	\$1,550,000	05/11/2025

This Statement of Information was prepared on:

20/02/2026