

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

10A Yaralla Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

14/07/2025

to

13/07/2026

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	12b Kashmira St BENTLEIGH EAST 3165	\$1,365,000	13/06/2026
2	13b Brosnan Rd BENTLEIGH EAST 3165	\$1,350,000	22/05/2026
3	3a Plymouth St BENTLEIGH EAST 3165	\$1,321,000	10/04/2026

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:

14/07/2026 12:17

Kosta Mesaritis

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Indicative Selling Price

\$1,280,000 - \$1,380,000

Median Townhouse Price

14/07/2025 - 13/07/2026: \$1,500,000



 4  2  2

Property Type: Townhouse

Comparable Properties



12b Kashmira St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,365,000

Method: Sold Before Auction

Date: 13/06/2026

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



13b Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Res)



3a Plymouth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,321,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Res)

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