

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

11 Claronga Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

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	52 Paloma St BENTLEIGH EAST 3165	\$2,000,000	26/03/2026
2	35 Richard St BENTLEIGH EAST 3165	\$2,420,000	28/02/2026
3	27 Pasadena Cr BENTLEIGH EAST 3165	\$1,787,000	05/11/2025

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:

06/08/2026 09:14



 3  1  3

Rooms: 5

Property Type: House

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending June 2026: \$1,460,000

Comparable Properties



52 Paloma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,000,000

Method: Auction Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 558 sqm approx



35 Richard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,420,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 589 sqm approx



27 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,787,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 557 sqm approx

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