

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

1126A NORTH ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jun 2025

to

31 May 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 6 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

3/1126 NORTH ROAD BENTLEIGH EAST VIC 3165	\$405,000	01-Jun-26
5/785 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$410,000	05-May-26
2/6 WILLGILSON COURT OAKLEIGH VIC 3166	\$482,000	14-May-26

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 6 months.~~

This Statement of Information was prepared on: 23 June 2026



**3/1126 NORTH ROAD BENTLEIGH
EAST VIC 3165**

2 1 1

Sold Price **\$405,000** Sold Date **01-Jun-26**

Distance **0km**



**5/785 WARRIGAL ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$410,000** Sold Date **05-May-26**

Distance **0.12km**



**2/6 WILLGILSON COURT
OAKLEIGH VIC 3166**

1 1 1

Sold Price ^{RS} **\$482,000** Sold Date **14-May-26**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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