

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

12b Harding Street, Bentleigh Vic 3204

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 \$1,417,500

Property Type Townhouse

Suburb Bentleigh

Period - From 07/05/2025

to

06/05/2026

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	11b Marquis Rd BENTLEIGH 3204	\$1,725,000	02/03/2026
2	25a Hinkler Av BENTLEIGH EAST 3165	\$1,850,000	19/01/2026
3	9a Tarwin Av HAMPTON EAST 3188	\$1,800,000	20/11/2025

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:

07/05/2026 14:48

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Indicative Selling Price

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

Median Townhouse Price

07/05/2025 - 06/05/2026: \$1,417,500



4 3 2

Property Type: Townhouse

Land Size: 311 sqm approx

Agent Comments

Recognised as a Wellstate Certified Home, this exceptional four-bedroom plus study, three-bathroom Bentleigh residence sets a new benchmark for light, flow and liveability, a distinction evident in every refined detail.

Comparable Properties



11b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Sold Before Auction

Date: 02/03/2026

Property Type: Townhouse (Single)

Land Size: 390 sqm approx



25a Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 3 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 19/01/2026

Property Type: Townhouse (Res)

Land Size: 370 sqm approx



9a Tarwin Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 20/11/2025

Property Type: Townhouse (Res)

Land Size: 376 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990