

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

13 Catherine Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2025

to

31/12/2025

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	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026
2	27 Purtell St BENTLEIGH EAST 3165	\$1,580,000	06/12/2025
3	20 Almurta Rd BENTLEIGH EAST 3165	\$1,605,000	25/11/2025

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:

25/02/2026 07:39



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,585,000

Comparable Properties



584 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 584 sqm approx



27 Purtell St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,580,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 612 sqm approx



20 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,605,000

Method: Private Sale

Date: 25/11/2025

Property Type: House (Res)