

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 St James Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,378,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

26/08/2025

to

25/08/2026

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	2/45 Wright St MCKINNON 3204	\$1,415,000	29/04/2026
2	2A Exhibition St MCKINNON 3204	\$1,410,000	31/03/2026
3	1/162 Tucker Rd BENTLEIGH 3204	\$1,355,000	02/03/2026

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:

26/08/2026 16:15



4 3 2

Property Type: Townhouse (Res)

Land Size: 201 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

26/08/2025 - 25/08/2026: \$1,378,000

Comparable Properties



2/45 Wright St MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,415,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



2A Exhibition St MCKINNON 3204 (REI/VG)

Agent Comments

3 3 2

Price: \$1,410,000

Method: Private Sale

Date: 31/03/2026

Property Type: Townhouse (Res)

Land Size: 263 sqm approx

1/162 Tucker Rd BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,355,000

Method: Sale

Date: 02/03/2026

Property Type: Strata Unit/Townhouse - Conjoined