

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

140 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2025

to

31/03/2026

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	42 East Boundary Rd BENTLEIGH EAST 3165	\$1,180,000	03/06/2026
2	13 Vasey St BENTLEIGH EAST 3165	\$1,195,000	16/05/2026
3	967 Centre Rd BENTLEIGH EAST 3165	\$1,120,000	02/04/2026

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:

23/06/2026 09:06

140 Bignell Road, Bentleigh East Vic 3165

Jake Sulley
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3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,520,000

Comparable Properties



42 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 763 sqm approx



13 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,195,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 585 sqm approx



967 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,120,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 586 sqm approx

Account - Slater & Levin



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