

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

147b Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,500,444

Property Type Townhouse

Suburb Bentleigh East

Period - From 09/06/2025

to

08/06/2026

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	25a Bristol St BENTLEIGH EAST 3165	\$1,570,000	23/03/2026
2	3a Bellevue Rd BENTLEIGH EAST 3165	\$1,595,000	23/01/2026
3	1/2 Amiriya St BENTLEIGH EAST 3165	\$1,580,000	02/01/2026

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:

09/06/2026 08:44



4 3 2

Property Type: Townhouse (Res)

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

09/06/2025 - 08/06/2026: \$1,500,444

Comparable Properties



25a Bristol St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 23/03/2026

Property Type: Townhouse (Single)



3a Bellevue Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,595,000

Method: Sale

Date: 23/01/2026

Property Type: Strata Unit/Townhouse - Conjoined



1/2 Amiriya St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000

Method: Private Sale

Date: 02/01/2026

Property Type: Townhouse (Single)

Land Size: 384 sqm approx