

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

1a Murrong Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2026 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	3/28 Station Av MCKINNON 3204	\$950,000	28/03/2026
2	2/32 Dunoon St MURRUMBEENA 3163	\$1,051,000	27/02/2026
3	5 White St BENTLEIGH EAST 3165	\$995,000	19/02/2026

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:

02/06/2026 15:29



2 2 1

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$1,000,000

Median Unit Price

March quarter 2026: \$1,270,000

Comparable Properties



3/28 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$950,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



2/32 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,051,000

Method: Auction Sale

Date: 27/02/2026

Property Type: Unit



5 White St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$995,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Unit

Land Size: 251 sqm approx

Account - Buxton | P: 03 9563 9933