

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

1b Kalimna Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,465,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 26/05/2024

to

25/05/2025

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	17b England St BENTLEIGH EAST 3165	\$1,601,000	21/05/2025
2	2B Hilary Gr BENTLEIGH EAST 3165	\$1,550,000	07/03/2025
3	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025

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:

26/05/2025 14:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
26/05/2024 - 25/05/2025: \$1,465,000

Comparable Properties



17b England St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,601,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: Townhouse (Res)
Land Size: 311 sqm approx



2B Hilary Gr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: Townhouse (Res)



8a Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 352 sqm approx

Account - Buxton | P: 03 9563 9933