

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

2/27 Catherine Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,342,500

Property Type

Unit

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	2/10 Schulz St BENTLEIGH EAST 3165	\$867,500	11/04/2026
2	5/197 Tucker Rd BENTLEIGH 3204	\$850,000	12/03/2026
3	5/197-199 Tucker Rd BENTLEIGH 3204	\$850,000	12/03/2026

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:

04/06/2026 08:40



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2026: \$1,342,500

Comparable Properties



2/10 Schulz St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$867,500

Method: Auction Sale

Date: 11/04/2026

Property Type: Unit

Land Size: 398 sqm approx



5/197 Tucker Rd BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$850,000

Method: Sale

Date: 12/03/2026

Property Type: Flat/Unit/Apartment (Res)



5/197-199 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  3

Price: \$850,000

Method: Auction Sale

Date: 12/03/2026

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480