

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 Catherine Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,550,000

Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2025

to

31/12/2025

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	12 Elizabeth St BENTLEIGH EAST 3165	\$1,410,000	28/02/2026
2	28 Abbin Av BENTLEIGH EAST 3165	\$1,525,000	25/02/2026
3	18 Schulz St BENTLEIGH EAST 3165	\$1,600,000	20/12/2025

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:

19/03/2026 15:00



Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median House Price
December quarter 2025: \$1,585,000

Comparable Properties

12 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 28/02/2026
Property Type: House (Res)



28 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,525,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 779 sqm approx



18 Schulz St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 729 sqm approx

Account - Buxton | P: 03 9563 9933



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