

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 GREENVIEW COURT BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,515,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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 LOCH COURT BENTLEIGH EAST VIC 3165	\$1,372,500	25-Jul-26
388 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165	\$1,340,000	25-Aug-26
75 BRADY ROAD BENTLEIGH EAST VIC 3165	\$1,375,000	21-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 04 September 2026

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1 LOCH COURT BENTLEIGH EAST VIC 3165

 4  3  2

Sold Price

\$1,372,500

Sold Date

25-Jul-26

Distance

1.28km



388 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165

 4  2  2

Sold Price

^{RS} **\$1,340,000**

Sold Date

25-Aug-26

Distance

1.18km



75 BRADY ROAD BENTLEIGH EAST VIC 3165

 3  1  4

Sold Price

\$1,375,000

Sold Date

21-Mar-26

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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