

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

20 Chesterville Drive, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,480,000

Property Type

House

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	16 Normanby Rd BENTLEIGH EAST 3165	\$1,242,500	23/05/2026
2	23 Clifton St BENTLEIGH EAST 3165	\$1,209,000	02/05/2026
3	3 Nina Ct BENTLEIGH EAST 3165	\$1,286,000	25/03/2026

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:

02/06/2026 16:44



4 1 3

Property Type: House

Agent Comments

Comparable Properties



16 Normanby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,242,500

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 590 sqm approx



23 Clifton St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,209,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 583 sqm approx



3 Nina Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,286,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 585 sqm approx