

# 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

226 East Boundary Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,530,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Bentleigh East

Period - From 05/09/2025

to

04/09/2026

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 | 107 Parkmore Rd BENTLEIGH EAST 3165  | \$1,490,000 | 06/07/2026   |
| 2 | 41 Latham St BENTLEIGH EAST 3165     | \$1,550,000 | 17/06/2026   |
| 3 | 40 Barrington St BENTLEIGH EAST 3165 | \$1,650,000 | 13/04/2026   |

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:

05/09/2026 10:05