

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

2a Coates Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,417,500

Property Type Townhouse

Suburb Bentleigh

Period - From 06/05/2025

to

05/05/2026

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	23b Hobart St BENTLEIGH 3204	\$1,710,000	04/04/2026
2	11b Marquis Rd BENTLEIGH 3204	\$1,725,000	02/03/2026
3	22b Marquis Rd BENTLEIGH 3204	\$1,668,000	13/12/2025

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:

06/05/2026 09:43



4 3 2

Rooms: 6

Property Type: Townhouse

Comparable Properties



23b Hobart St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Sold Before Auction

Date: 04/04/2026

Property Type: Townhouse (Res)



11b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Sold Before Auction

Date: 02/03/2026

Property Type: Townhouse (Single)

Land Size: 390 sqm approx



22b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,668,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Land Size: 394 sqm approx