

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

31 May Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$1,342,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2025

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	1/67-69 Barrington St BENTLEIGH EAST 3165	\$770,000	16/05/2026
2	4/18 Blenheim St BENTLEIGH EAST 3165	\$737,000	16/05/2026
3	1/5 Hemingford Rd BENTLEIGH EAST 3165	\$767,500	28/02/2026

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:

04/06/2026 08:27



Rooms: 4
Property Type: Flat
 Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending March 2026: \$1,342,500

Comparable Properties



1/67-69 Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit



4/18 Blenheim St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$737,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit



1/5 Hemingford Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$767,500
Method: Sold Before Auction
Date: 28/02/2026
Property Type: Unit

Account - Buxton | P: 03 9563 9933