

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

33a Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,442,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

08/04/2025

to

07/04/2026

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	11b Marquis Rd BENTLEIGH 3204	\$1,725,000	02/03/2026
2	15a Patterson Rd BENTLEIGH 3204	\$1,780,000	09/11/2025
3	16b Marquis Rd BENTLEIGH 3204	\$1,735,000	10/10/2025

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:

08/04/2026 12:42



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median Townhouse Price
08/04/2025 - 07/04/2026: \$1,442,500

Comparable Properties



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

15a Patterson Rd BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,780,000
Method: Sale
Date: 09/11/2025
Property Type: Strata Unit/Townhouse - Conjoined



16b Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,735,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Townhouse (Res)
Land Size: 396 sqm approx

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