

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

34a Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,590,000

&

\$1,690,000

Median sale price

Median price \$1,521,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 07/04/2025

to

06/04/2026

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	66a Beddoe Av BENTLEIGH EAST 3165	\$1,600,000	27/03/2026
2	11b Waratah St BENTLEIGH EAST 3165	\$1,725,000	10/02/2026
3	8a Liverpool St BENTLEIGH EAST 3165	\$1,650,000	30/01/2026

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:

07/04/2026 15:40



4 3 2

Property Type: Townhouse

Comparable Properties



66a Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 27/03/2026

Property Type: Townhouse (Single)



11b Waratah St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Private Sale

Date: 10/02/2026

Property Type: Townhouse (Single)



8a Liverpool St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 30/01/2026

Property Type: Townhouse (Res)