

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

34b Matthews Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,440,000

&

\$1,480,000

Median sale price

Median price

\$1,485,444

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

04/08/2025

to

03/08/2026

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	54a Purtell St BENTLEIGH EAST 3165	\$1,385,000	11/07/2026
2	53b Kennedy St BENTLEIGH EAST 3165	\$1,430,000	04/07/2026
3	57b Mawby Rd BENTLEIGH EAST 3165	\$1,450,000	03/07/2026

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:

04/08/2026 17:04

34b Matthews Road, Bentleigh East Vic 3165



4 3 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,440,000 - \$1,480,000
Median Townhouse Price
04/08/2025 - 03/08/2026: \$1,485,444

Comparable Properties



54a Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,385,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Townhouse (Res)



53b Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$1,430,000
Method: Private Sale
Date: 04/07/2026
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



57b Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 03/07/2026
Property Type: Townhouse (Res)
Land Size: 311 sqm approx

Account - Buxton



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