

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

35a South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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	12 Dane Rd HAMPTON EAST 3188	\$1,030,000	29/01/2026
2	1/7 Uonga Rd BENTLEIGH 3204	\$1,085,686	08/12/2025
3	2/11 Mcarthur St BENTLEIGH 3204	\$982,500	22/11/2025

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:

17/03/2026 13:51



Rooms: 5

Property Type: Unit

Land Size: 393 sqm approx

Agent Comments

Comparable Properties



12 Dane Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 29/01/2026

Property Type: House

Land Size: 273 sqm approx



1/7 Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,085,686

Method: Private Sale

Date: 08/12/2025

Property Type: Unit

Land Size: 337 sqm approx



2/11 Mcarthur St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$982,500

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 335 sqm approx