

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

36 Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	23 North Av BENTLEIGH 3204	\$1,770,000	14/03/2026
2	4 Wallace St BENTLEIGH EAST 3165	\$1,800,000	21/02/2026
3	11 Loranne St BENTLEIGH 3204	\$1,820,000	09/02/2026

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:

18/03/2026 21:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



23 North Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,770,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx



4 Wallace St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 585 sqm approx



11 Loranne St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,820,000
Method: Private Sale
Date: 09/02/2026
Property Type: House

Account - Hodges



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