

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 Catherine Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,520,000

&

\$1,590,000

Median sale price

Median price \$1,585,000

Property Type House

Suburb Bentleigh East

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	15 Pasadena Cr BENTLEIGH EAST 3165	\$1,577,500	28/02/2026
2	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026
3	74 Robert St BENTLEIGH 3204	\$1,600,000	23/01/2026

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:

18/03/2026 11:33



 4  2  3

Rooms: 7

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price

\$1,520,000 - \$1,590,000

Median House Price

December quarter 2025: \$1,585,000

Comparable Properties



15 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  3

Price: \$1,577,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 526 sqm approx



584 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  2  4

Price: \$1,550,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 584 sqm approx



74 Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,600,000

Method: Private Sale

Date: 23/01/2026

Property Type: House

Land Size: 558 sqm approx