

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

38 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$2,750,000

&

\$3,025,000

Median sale price

Median price

\$1,785,000

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2026

to

30/06/2026

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	33 Edro Av BRIGHTON EAST 3187	\$3,000,000	09/09/2026
2	1 Prince St HAMPTON 3188	\$2,700,000	27/08/2026
3	7 Earlsfield Rd HAMPTON 3188	\$2,885,000	14/07/2026

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:

29/09/2026 11:24



4 3 5

Property Type: House

Agent Comments

Indicative Selling Price

\$2,750,000 - \$3,025,000

Median House Price

June quarter 2026: \$1,785,000

Comparable Properties



33 Edro Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 4

Price: \$3,000,000

Method: Private Sale

Date: 09/09/2026

Property Type: House

Land Size: 722 sqm approx



1 Prince St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Private Sale

Date: 27/08/2026

Property Type: House

Land Size: 646 sqm approx



7 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$2,885,000

Method: Private Sale

Date: 14/07/2026

Property Type: House (Res)

Land Size: 663 sqm approx