

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

39 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

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	51 Purtell St BENTLEIGH EAST 3165	\$1,450,000	24/07/2026
2	76 Brooks St BENTLEIGH EAST 3165	\$1,450,000	10/06/2026
3	10 Millis Av BENTLEIGH EAST 3165	\$1,437,000	02/05/2026

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:

18/09/2026 16:58

39 Northam Road, Bentleigh East Vic 3165



Andrew James
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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending June 2026: \$1,460,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



51 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 24/07/2026

Property Type: House (Res)



76 Brooks St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 10/06/2026

Property Type: Townhouse (Res)

Land Size: 755 sqm approx



10 Millis Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,437,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 594 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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