

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

4/1 BARRY STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

3/194 HIGHETT ROAD HIGHETT VIC 3190	\$730,000	27-Jul-26
5/13 KELLY AVENUE HAMPTON EAST VIC 3188	\$700,000	20-Jun-25
3/561 SOUTH ROAD BENTLEIGH VIC 3204	\$735,000	14-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 11 August 2026



3/194 HIGHETT ROAD HIGHETT VIC 3190 Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **27-Jul-26**

2 1 1

Distance **1.74km**



5/13 KELLY AVENUE HAMPTON EAST VIC 3188 Sold Price **\$700,000** Sold Date **20-Jun-25**

2 1 1

Distance **0.73km**



3/561 SOUTH ROAD BENTLEIGH VIC 3204 Sold Price **\$735,000** Sold Date **14-Feb-26**

2 1 1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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