

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

4/13 Quinns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$675,000

&

\$715,000

Median sale price

Median price

\$723,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

10/06/2025

to

09/06/2026

Source

Property Data

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	2/82 Mitchell St BENTLEIGH 3204	\$738,000	18/04/2026
2	2/13 Quinns Rd BENTLEIGH EAST 3165	\$738,200	21/02/2026
3	208/240 Mckinnon Rd MCKINNON 3204	\$685,000	20/12/2025

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:

10/06/2026 15:53



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Property Type: Apartment

Comparable Properties



2/82 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$738,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



2/13 Quinns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

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Price: \$738,200

Method: Private Sale

Date: 21/02/2026

Property Type: Apartment



208/240 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

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Price: \$685,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment