

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 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2025

to 31/03/2026

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	75 Brady Rd BENTLEIGH EAST 3165	\$1,375,000	21/03/2026
2	34 Elizabeth St BENTLEIGH EAST 3165	\$1,350,000	09/02/2026
3	34 Wards Gr BENTLEIGH EAST 3165	\$1,350,000	29/11/2025

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:

29/04/2026 07:55



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
Year ending March 2026: \$1,520,000

Comparable Properties



75 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 7

Price: \$1,375,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx



34 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,350,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 539 sqm approx



34 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,350,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 594 sqm approx