

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

48 Bellevue Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

29/05/2025

to

28/05/2026

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	4 Northam Rd BENTLEIGH EAST 3165	\$1,325,000	22/05/2026
2	41 Schulz St BENTLEIGH EAST 3165	\$1,275,000	15/05/2026
3	5 Patricia St BENTLEIGH EAST 3165	\$1,261,000	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:

29/05/2026 17:29



3 2 2

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
29/05/2025 - 28/05/2026: \$1,480,000

Comparable Properties



4 Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,325,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House



41 Schulz St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,275,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 614 sqm approx



5 Patricia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,261,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 585 sqm approx

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