

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

57 Latham Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2026

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	337b Chesterville Rd BENTLEIGH EAST 3165	\$1,600,000	20/06/2026
2	4a Roselyn Cr BENTLEIGH EAST 3165	\$1,500,000	13/06/2026
3	9b Latham St BENTLEIGH EAST 3165	\$1,660,000	02/04/2026

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:

28/07/2026 09:35

57 Latham Street, Bentleigh East Vic 3165



Property Type:
Divorce/Estate/Family Transfers
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$1,350,000

Comparable Properties



337b Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)



4a Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Single)



9b Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)
Land Size: 360 sqm approx

Account - Slater & Levin



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