

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	57b Mawby Road, Bentleigh East Vic 3165
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Indicative selling price

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

Range between	\$1,400,000	&	\$1,540,000
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Median sale price

Median price	\$1,520,000	Property Type	Townhouse	Suburb	Bentleigh East
Period - From	22/03/2025	to	21/03/2026	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	22b Franklin St MOORABBIN 3189	\$1,530,000	21/03/2026
2	4a Moray St BENTLEIGH EAST 3165	\$1,600,000	20/03/2026
3	21A Almurta Rd BENTLEIGH EAST 3165	\$1,475,000	28/01/2026

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: 22/03/2026 23:03