

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

5a Caleb Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,590,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

28/05/2025

to

27/05/2026

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	2b Milford St BENTLEIGH EAST 3165	\$1,550,000	28/05/2026
2	12b Hinkler Av BENTLEIGH EAST 3165	\$1,525,000	15/05/2026
3	2b Lindsay St BENTLEIGH 3204	\$1,575,000	31/03/2026

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:

28/05/2026 14:15



Property Type:

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,590,000

Median Townhouse Price

28/05/2025 - 27/05/2026: \$1,500,000

Comparable Properties



2b Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 28/05/2026

Property Type: Townhouse (Single)

Land Size: 350 sqm approx



12b Hinkler Av BENTLEIGH EAST 3165 (REI)

Agent Comments



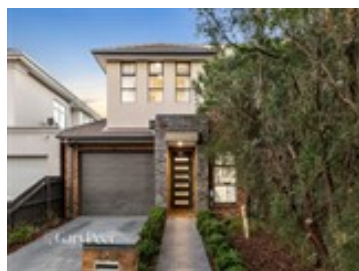
Price: \$1,525,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: Townhouse (Res)

Land Size: 406 sqm approx



2b Lindsay St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,575,000

Method: Auction Sale

Date: 31/03/2026

Property Type: Townhouse (Res)

Land Size: 317 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480