

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

5b Majdal Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,590,000

&

\$1,650,000

Median sale price

Median price \$1,270,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2026

to

31/03/2026

Source REIV

Comparable property sales

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	5a Majdal St BENTLEIGH EAST 3165	\$1,562,000	15/04/2026
2	15a Jassa St BENTLEIGH EAST 3165	\$1,665,000	28/01/2026
3	25a Edinburgh St BENTLEIGH EAST 3165	\$1,500,000	21/01/2026

This Statement of Information was prepared on:

13/05/2026