

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

7 Cairnes Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,500,000

&

\$2,590,000

Median sale price

Median price \$1,820,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2026

to 31/03/2026

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	8 Campbell St BENTLEIGH 3204	\$2,600,000	06/05/2026
2	9 Hutchinson St BENTLEIGH 3204	\$2,450,000	29/04/2026
3	20 Jean St MCKINNON 3204	\$2,365,000	07/04/2026

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:

27/05/2026 09:15

**Rooms:** 6**Property Type:** House**Land Size:** 647.206 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,590,000

Median House Price

March quarter 2026: \$1,820,000

Comparable Properties

**8 Campbell St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$2,600,000**Method:** Private Sale**Date:** 06/05/2026**Property Type:** House (Res)**Land Size:** 697 sqm approx**9 Hutchinson St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$2,450,000**Method:** Private Sale**Date:** 29/04/2026**Property Type:** House (Res)**Land Size:** 624 sqm approx**20 Jean St MCKINNON 3204 (REI)**

Agent Comments

**Price:** \$2,365,000**Method:** Sold Before Auction**Date:** 07/04/2026**Property Type:** House**Land Size:** 607 sqm approx