

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

7b Hinkler Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

24/06/2025

to

23/06/2026

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.

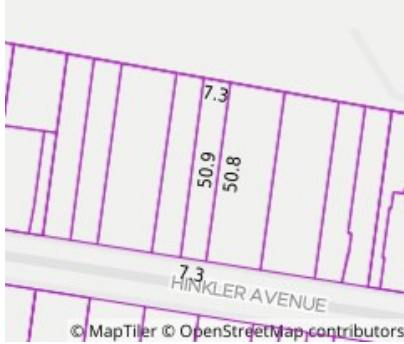
	Address of comparable property	Price	Date of sale
1	32a Celia St BENTLEIGH EAST 3165	\$1,330,000	27/05/2026
2	13b Brosnan Rd BENTLEIGH EAST 3165	\$1,350,000	22/05/2026
3	6a Cooma St MOORABBIN 3189	\$1,380,000	19/03/2026

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:

24/06/2026 09:24



 4  2  2

Rooms: 7

Property Type: House (New - Detached)

Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

24/06/2025 - 23/06/2026: \$1,500,000

Comparable Properties



32a Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  3

Price: \$1,330,000

Method: Auction Sale

Date: 27/05/2026

Property Type: Townhouse (Res)



13b Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Res)



6a Cooma St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 19/03/2026

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

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