

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

8b Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,490,000

&

\$1,550,000

Median sale price

Median price \$1,467,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 20/05/2024

to

19/05/2025

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	18b East View Cr BENTLEIGH EAST 3165	\$1,545,000	12/04/2025
2	2B Hilary Gr BENTLEIGH EAST 3165	\$1,550,000	07/03/2025
3			

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:

20/05/2025 11:21



5 3 2

Property Type: Townhouse

Comparable Properties



18b East View Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,545,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 366 sqm approx



2B Hilary Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: Townhouse (Res)

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.