

# 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

1/26 Mervin Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,428,750 Property Type Townhouse Suburb Bentleigh East

Period - From 21/01/2024 to 20/01/2025 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	21B Brosnan Rd BENTLEIGH EAST 3165	\$1,360,000	14/12/2024
2	10b Blamey St BENTLEIGH EAST 3165	\$1,327,000	04/12/2024
3	1a Hodgson Gr BENTLEIGH EAST 3165	\$1,264,000	12/10/2024

**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:

21/01/2025 12:32



4 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Townhouse Price**

21/01/2024 - 20/01/2025: \$1,428,750

## Comparable Properties



**21B Brosnan Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Townhouse (Single)



**10b Blamey St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,327,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Townhouse (Single)

**Land Size:** 293 sqm approx



**1a Hodgson Gr BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,264,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 205 sqm approx

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