

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

1/11 CALEB STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

4/27 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,331,000	02-Aug-25
1/206 TUCKER ROAD BENTLEIGH VIC 3204	\$1,326,000	06-Sep-25

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 6 months.

This Statement of Information was prepared on: 07 November 2025



4/27 ELIZABETH STREET BENTLEIGH EAST VIC 3165

 3  2  2

Sold Price

\$1,331,000

Sold Date **02-Aug-25**

Distance

0.33km



1/206 TUCKER ROAD BENTLEIGH VIC 3204

 3  2  2

Sold Price

\$1,326,000

Sold Date **06-Sep-25**

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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