

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

16 Durban Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2025

to 30/06/2025

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	12 Glenmer St BENTLEIGH 3204	\$1,476,500	25/05/2025
2	4 Wyuna Ct BENTLEIGH 3204	\$1,433,000	10/05/2025
3	10 Auckland St BENTLEIGH 3204	\$1,505,000	29/03/2025

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:

12/08/2025 11:09



2 1 4

Property Type: House

Comparable Properties



12 Glenmer St BENTLEIGH 3204 (REI)

3 1 2

Price: \$1,476,500

Method: Private Sale

Date: 25/05/2025

Property Type: House

Land Size: 635 sqm approx

Agent Comments



4 Wyuna Ct BENTLEIGH 3204 (REI/VG)

3 1 4

Price: \$1,433,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments



10 Auckland St BENTLEIGH 3204 (REI/VG)

3 1 1

Price: \$1,505,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments