

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

18a Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

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	3a Margaret St MOORABBIN 3189	\$1,280,000	23/08/2025
2	30 Haigh St BENTLEIGH EAST 3165	\$1,290,000	07/08/2025
3	1a Rowland St BENTLEIGH EAST 3165	\$1,150,000	21/06/2025

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:

30/09/2025 11:01



3 2 2

Property Type: Townhouse

Indicative Selling Price
\$1,200,000
Median House Price
June quarter 2025: \$1,520,000

Comparable Properties



3a Margaret St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Private Sale
Date: 23/08/2025
Property Type: Townhouse (Single)
Land Size: 302 sqm approx



30 Haigh St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,290,000
Method: Private Sale
Date: 07/08/2025
Property Type: Townhouse (Single)



1a Rowland St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 230 sqm approx