

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

18b Cairnes Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	1/26 Fromer St BENTLEIGH 3204	\$1,272,000	13/09/2025
2	2/11 Mavho St BENTLEIGH 3204	\$1,262,000	28/06/2025
3	1/6 Oakleigh Cr ORMOND 3204	\$1,250,000	30/04/2025

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:

16/09/2025 15:56



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,752,500

Comparable Properties



1/26 Fromer St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,272,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)



2/11 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 5

Price: \$1,262,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Unit

Land Size: 413 sqm approx



1/6 Oakleigh Cr ORMOND 3204 (REI/VG)

Agent Comments

3 1 3

Price: \$1,250,000

Method: Private Sale

Date: 30/04/2025

Property Type: Villa

Land Size: 279 sqm approx