

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

1A Rowland Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,465,000 Property Type Townhouse Suburb Bentleigh East

Period - From 27/05/2024 to 26/05/2025 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	1/8 Daphne St BENTLEIGH EAST 3165	\$1,000,000	10/03/2025
2	10/48 Hill St BENTLEIGH EAST 3165	\$1,088,000	28/02/2025
3	10/2-4 Faulkner St BENTLEIGH 3204	\$1,025,000	30/01/2025

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:

27/05/2025 09:44



 3  2  2

Property Type: Townhouse

Comparable Properties



1/8 Daphne St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Private Sale
Date: 10/03/2025
Property Type: Townhouse (Single)



10/48 Hill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,088,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)



10/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,025,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Townhouse (Single)