

# 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

20 Carinya Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,850,000

### 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	50 Stockdale Av BENTLEIGH EAST 3165	\$1,975,000	28/06/2025
2	45 Victor Rd BENTLEIGH EAST 3165	\$1,810,500	24/05/2025
3	10 Barrani St BENTLEIGH EAST 3165	\$1,910,000	06/04/2025

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:

05/08/2025 10:06



4 2 2

Property Type: House

**Indicative Selling Price**

\$1,800,000 - \$1,850,000

**Median House Price**

June quarter 2025: \$1,520,000

## Comparable Properties



50 Stockdale Av BENTLEIGH EAST 3165 (REI)

4 2 2

Agent Comments

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** House (Res)



45 Victor Rd BENTLEIGH EAST 3165 (REI)

5 3 2

Agent Comments

**Price:** \$1,810,500

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 683 sqm approx



10 Barrani St BENTLEIGH EAST 3165 (REI/VG)

5 2 2

Agent Comments

**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 06/04/2025

**Property Type:** House

**Land Size:** 725 sqm approx