

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

21A Almurta Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,416,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 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	89a Wingate St BENTLEIGH EAST 3165	\$1,500,000	27/10/2025
2	90 Tudor St BENTLEIGH EAST 3165	\$1,420,000	27/10/2025
3	2a Cardiff St BENTLEIGH EAST 3165	\$1,468,000	16/08/2025

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:

18/12/2025 15:26

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Indicative Selling Price
\$1,400,000 - \$1,450,000

Median Unit Price
September quarter 2025: \$1,416,000



 4  2  2

Property Type: Townhouse

Comparable Properties



89a Wingate St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,500,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 372 sqm approx



90 Tudor St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,420,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: Townhouse (Res)



2a Cardiff St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,468,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604