

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 Melva Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2025

to

31/03/2025

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	58a Latham St BENTLEIGH EAST 3165	\$1,640,000	31/03/2025
2	77a Deakin St BENTLEIGH EAST 3165	\$1,655,000	31/03/2025
3	16b Keswick St BENTLEIGH EAST 3165	\$1,530,000	26/02/2025

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:

06/05/2025 15:35



 4  4  2

Property Type: Townhouse

Comparable Properties



58a Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,640,000

Method: Sold Before Auction

Date: 31/03/2025

Property Type: Townhouse (Res)



77a Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  4  1

Price: \$1,655,000

Method: Private Sale

Date: 31/03/2025

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 290 sqm approx



16b Keswick St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  4  2

Price: \$1,530,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Townhouse (Res)