

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

2c Hopetoun Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$2,000,000

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	38b Moylan St BENTLEIGH EAST 3165	\$1,850,000	22/10/2025
2	73b Moylan St BENTLEIGH EAST 3165	\$1,970,000	27/09/2025
3	73a Moylan St BENTLEIGH EAST 3165	\$1,990,000	14/06/2025

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:

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Indicative Selling Price
\$2,000,000

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



4 4 2

Property Type: Townhouse

Comparable Properties



38b Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 365 sqm approx

73b Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,970,000

Method: Private Sale

Date: 27/09/2025

Property Type: Townhouse (Res)

Land Size: 357 sqm approx



73a Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,990,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)

Land Size: 339 sqm approx

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