

# 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

346 Chesterville 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)

Single price

\$1,615,000

### Median sale price

Median price

\$1,480,000

Property Type

House

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	2 Veronica St BENTLEIGH EAST 3165	\$1,610,000	08/11/2025
2	37 Gwenda Av MOORABBIN 3189	\$1,620,000	25/10/2025
3	19 Lesden St BENTLEIGH EAST 3165	\$1,605,000	28/06/2025

**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:

26/11/2025 11:01



3 2 2

Property Type: House

Indicative Selling Price

\$1,615,000

Median House Price

September quarter 2025: \$1,480,000

## Comparable Properties



2 Veronica St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,610,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 591 sqm approx



37 Gwenda Av MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,620,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



19 Lesden St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 5

Price: \$1,605,000

Method: Sold Before Auction

Date: 28/06/2025

Property Type: House (Res)

Land Size: 596 sqm approx

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