

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 3a Adam Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,464,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/04/2024 to 23/04/2025 Source Property Data

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	3b Adam St BENTLEIGH 3204	\$2,280,000	22/03/2025
2	12b Smith St HAMPTON 3188	\$2,200,000	16/02/2025
3	24b Scotts St BENTLEIGH 3204	\$2,100,000	20/01/2025

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: 24/04/2025 09:21



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Property Type: Townhouse

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median Townhouse Price

24/04/2024 - 23/04/2025: \$1,464,000

Comparable Properties



3b Adam St BENTLEIGH 3204 (REI)

[Agent Comments](#)

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Price: \$2,280,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



12b Smith St HAMPTON 3188 (REI)

[Agent Comments](#)

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Price: \$2,200,000

Method: Private Sale

Date: 16/02/2025

Property Type: Townhouse (Single)

Land Size: 319 sqm approx



24b Scotts St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

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Price: \$2,100,000

Method: Sold Before Auction

Date: 20/01/2025

Property Type: Townhouse (Single)

Land Size: 376 sqm approx