

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

3b Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,485,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 22/07/2024

to

21/07/2025

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	2/5 Small Rd BENTLEIGH 3204	\$1,450,000	28/06/2025
2	22b Greendale Rd BENTLEIGH EAST 3165	\$1,440,000	26/05/2025
3	1a Fraser St BENTLEIGH EAST 3165	\$1,400,000	10/04/2025

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:

22/07/2025 12:47



 3  2  2

Property Type: Townhouse

Comparable Properties



2/5 Small Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  4

Price: \$1,450,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)

Land Size: 431 sqm approx



22b Greendale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,440,000

Method: Private Sale

Date: 26/05/2025

Property Type: Townhouse (Single)



1a Fraser St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,400,000

Method: Private Sale

Date: 10/04/2025

Property Type: Townhouse (Res)