

# 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

4/1 Bolinda Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$1,051,200

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2025

to

30/06/2025

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 | 204/10 Station Av MCKINNON 3204   | \$961,000 | 28/06/2025   |
| 2 | 101/15 Hamilton St BENTLEIGH 3204 | \$870,000 | 30/04/2025   |
| 3 | 550a Centre Rd BENTLEIGH 3204     | \$865,000 | 04/03/2025   |

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:

12/08/2025 12:51

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Rooms: 4  
Property Type: House

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
June quarter 2025: \$1,051,200

Comparable Properties

204/10 Station Av MCKINNON 3204 (REI)

Agent Comments

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Price: \$961,000  
Method: Auction Sale  
Date: 28/06/2025  
Rooms: 3  
Property Type: Apartment



101/15 Hamilton St BENTLEIGH 3204 (REI/VG)

Agent Comments

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Price: \$870,000  
Method: Private Sale  
Date: 30/04/2025  
Property Type: Apartment



550a Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

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Price: \$865,000  
Method: Sold Before Auction  
Date: 04/03/2025  
Property Type: Townhouse (Res)