

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

46a Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Bentleigh

Period - From 11/11/2024

to

10/11/2025

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	16b Marquis Rd BENTLEIGH 3204	\$1,735,000	10/10/2025
2	28a Atkinson St BENTLEIGH 3204	\$1,530,000	04/10/2025
3	10a Leckie St BENTLEIGH 3204	\$1,630,000	30/07/2025

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:

11/11/2025 11:15

Charlie La Fontaine
9593 4500
0410 117 323

Charlielafontaine@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$1,550,000



4 3 2

Property Type: Townhouse

Comparable Properties



16b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,735,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Townhouse (Res)
Land Size: 396 sqm approx



28a Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,530,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



10a Leckie St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,630,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: Townhouse (Res)

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