

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

4A Hughes Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,730,000

Median sale price

Median price

\$1,416,000

Property Type

Unit

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	7a Manuka St BENTLEIGH EAST 3165	\$1,775,000	03/10/2025
2	45a Tudor St BENTLEIGH EAST 3165	\$1,750,000	31/08/2025
3	4a Leonie Av BENTLEIGH EAST 3165	\$1,660,000	11/07/2025

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:

27/10/2025 11:59



 4  2  2

Property Type: Townhouse

Indicative Selling Price

\$1,730,000

Median Unit Price

September quarter 2025: \$1,416,000

Comparable Properties



7a Manuka St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,775,000

Method: Sold Before Auction

Date: 03/10/2025

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



45a Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,750,000

Method: Private Sale

Date: 31/08/2025

Property Type: Townhouse (Single)



4a Leonie Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,660,000

Method: Sold Before Auction

Date: 11/07/2025

Property Type: Townhouse (Res)

Land Size: 295 sqm approx

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