

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 76 Purtell Street, Bentleigh East 3165

## Indicative selling price

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

Single price \$ or range between \$700,000 & \$770,000

## Median sale price

Median price \$1,416,000 Property type Unit Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 Source R.E.I.V

## Comparable property sales

Address of comparable property	Price	Date of sale
3/2 Dega Avenue, Bentleigh East 3165	\$785,000	14/06/2025
3/9 Francesco Street, Bentleigh East 3165	\$755,000	03/07/2025
4/16 Browns Road, Bentleigh East 3165	\$780,000	21/09/2025

This Statement of Information was prepared on: 13/10/2025