

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

79a Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Bentleigh East

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	25B Lancaster St BENTLEIGH EAST 3165	\$1,700,000	29/10/2025
2	10b Thomasina St BENTLEIGH EAST 3165	\$1,600,000	28/10/2025
3	40a Thomasina St BENTLEIGH EAST 3165	\$1,660,000	25/06/2025

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 14:23

Kosta Mesaritis

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Unit Price

11/11/2024 - 10/11/2025: \$1,250,000



4
 3
 2

Property Type: Townhouse

Comparable Properties

**25B Lancaster St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4
 2
 2

Price: \$1,700,000**Method:** Private Sale**Date:** 29/10/2025**Property Type:** Townhouse (Single)**10b Thomasina St BENTLEIGH EAST 3165 (REI)**

Agent Comments

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 2
 2

Price: \$1,600,000**Method:** Private Sale**Date:** 28/10/2025**Property Type:** Townhouse (Res)**40a Thomasina St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

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 2
 2

Price: \$1,660,000**Method:** Sold Before Auction**Date:** 25/06/2025**Property Type:** Townhouse (Res)

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