

# 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

7a Majdal Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,447,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

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	49b Rosella St MURRUMBEENA 3163	\$1,695,000	20/09/2025
2	18b Edinburgh St BENTLEIGH EAST 3165	\$1,600,000	28/06/2025
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:

29/09/2025 19:08



4 3 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 353 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending June 2025: \$1,447,500

## Comparable Properties



**49b Rosella St MURRUMBEENA 3163 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 315 sqm approx



**18b Edinburgh St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**40a Thomasina St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,660,000

**Method:** Sold Before Auction

**Date:** 25/06/2025

**Property Type:** Townhouse (Res)