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	7a Majdal Street, Bentleigh East Vic 3165
Including suburb and	
postcode	
•	

Indicative selling price

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

Median sale price

Median price	\$1,447,500	Pro	perty 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

Add	dress 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 comparableproperties 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













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)



Price: \$1,695,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 315 sqm approx

Agent Comments



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





Price: \$1,600,000 Method: Auction Sale Date: 28/06/2025

Property Type: Townhouse (Res) Land Size: 293 sqm approx

Agent Comments



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







Agent Comments

Price: \$1,660,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Townhouse (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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