

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 Manuka Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,505,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

24/09/2024

to

23/09/2025

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	13b Goodrich St BENTLEIGH EAST 3165	\$1,780,000	20/09/2025
2	3b Kennedy St BENTLEIGH EAST 3165	\$1,720,000	02/08/2025
3	28A Kinlock Av MURRUMBEENA 3163	\$1,653,888	24/05/2025

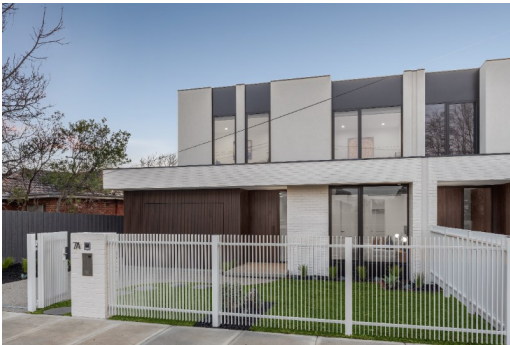
OR

~~**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:

24/09/2025 09:29

Sarah Gursansky
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4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
24/09/2024 - 23/09/2025: \$1,505,000

Comparable Properties

13b Goodrich St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,780,000
Method:
Date: 20/09/2025
Property Type: Townhouse (Single)



3b Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,720,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)



28A Kinlock Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,653,888
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)