

# 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

89a Bignell Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,450,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

29/04/2024

to

28/04/2025

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	12a Blamey St BENTLEIGH EAST 3165	\$1,370,000	05/04/2025
2	10b Blamey St BENTLEIGH EAST 3165	\$1,327,000	04/12/2024
3			

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:

29/04/2025 17:07



4 3 2

Property Type: Townhouse

## Comparable Properties



12a Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,370,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)



10b Blamey St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,327,000  
Method: Private Sale  
Date: 04/12/2024  
Property Type: Townhouse (Single)  
Land Size: 293 sqm approx

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.