

## 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

23B HOBART STREET BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$933,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

|                                            |         |           |
|--------------------------------------------|---------|-----------|
| 25A HINKLER AVENUE BENTLEIGH EAST VIC 3165 | 1850000 | 19-Jan-26 |
| 5 ST JAMES AVENUE BENTLEIGH VIC 3204       | 1790888 | 15-Oct-25 |
| 2B LEWIS STREET MCKINNON VIC 3204          | 1750000 | 05-Mar-26 |

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 6 months.~~

This Statement of Information was prepared on: 24 March 2026

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**25A HINKLER AVENUE BENTLEIGH EAST VIC 3165** Sold Price **1850000** Sold Date **19-Jan-26**

 5  3  1

Distance **1.11km**



**5 ST JAMES AVENUE BENTLEIGH VIC 3204** Sold Price **1790888** Sold Date **15-Oct-25**

 5  2  1

Distance **0.96km**



**2B LEWIS STREET MCKINNON VIC 3204** Sold Price <sup>RS</sup> **1750000** <sup>UN</sup> Sold Date **05-Mar-26**

 4  3  1

Distance **1.79km**

**9A LORD STREET MCKINNON VIC 3204** Sold Price **1900000** Sold Date **09-Oct-25**

 4  3  1

Distance **1.62km**



**11A LOCKWOOD STREET BENTLEIGH VIC 3204** Sold Price **1710000** Sold Date **18-Oct-25**

 4  3  1

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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