

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

9/107-109 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jun 2025

to

31 May 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

3/10 DAPHNE STREET BENTLEIGH EAST VIC 3165	\$770,000	31-Mar-26
1/176 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$755,000	28-Mar-26
2/95 CASTLEWOOD STREET BENTLEIGH EAST VIC 3165	\$800,000	21-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: 19 June 2026

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3/10 DAPHNE STREET BENTLEIGH EAST VIC 3165

Sold Price

\$770,000

Sold Date

31-Mar-26

 2

 2

 1

Distance

0.81km



1/176 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165

Sold Price

\$755,000

Sold Date

28-Mar-26

 2

 1

 1

Distance

0.83km



2/95 CASTLEWOOD STREET BENTLEIGH EAST VIC 3165

Sold Price

\$800,000

Sold Date

21-Mar-26

 2

 2

 1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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