

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4A ORLOFF STREET 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

\$1,680,000

&

\$1,710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,188,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

8B SEATHORPE AVENUE BENTLEIGH EAST VIC 3165	\$1,745,000	30-May-26
4B ORLOFF STREET BENTLEIGH EAST VIC 3165	\$1,850,000	07-May-26
13A BONNY STREET BENTLEIGH EAST VIC 3165	\$1,710,000	04-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 August 2026

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**8B SEATHORPE AVENUE
BENTLEIGH EAST VIC 3165**

Sold Price ^{RS} **\$1,745,000** ^{UN} Sold Date **30-May-26**

 4  3  1

Distance -



**4B ORLOFF STREET BENTLEIGH
EAST VIC 3165**

Sold Price **\$1,850,000** Sold Date **07-May-26**

 4  3  1

Distance **0.01km**



**13A BONNY STREET BENTLEIGH
EAST VIC 3165**

Sold Price **\$1,710,000** Sold Date **04-Apr-26**

 4  2  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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