

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

13a Small Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,175,000

&

\$2,392,500

Median sale price

Median price \$1,750,000

Property Type House

Suburb Bentleigh

Period - From 01/06/2025

to

31/05/2026

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	39 Gilmour Rd BENTLEIGH 3204	\$2,275,000	21/05/2026
2	22a Wamba Rd BENTLEIGH EAST 3165	\$2,230,000	16/02/2026
3	24b Flowerdale Rd HAMPTON EAST 3188	\$2,245,000	04/02/2026

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:

01/06/2026 10:59



3
 2
 2

Rooms: 4

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price

\$2,175,000 - \$2,392,500

Median House Price

01/06/2025 - 31/05/2026: \$1,750,000

Comparable Properties

39 Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 2

Price: \$2,275,000

Method:

Date: 21/05/2026

Property Type: Townhouse (Single)



22a Wamba Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,230,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: Townhouse (Res)

Land Size: 377 sqm approx



24b Flowerdale Rd HAMPTON EAST 3188 (REI)

Agent Comments

4
 2
 4

Price: \$2,245,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Townhouse (Res)

Land Size: 338 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805