

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

1/13 Small Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,190,000 & \$1,230,000

Median sale price*

Median price \$1,200,000 Property Type Unit Suburb Bentleigh

Period - From 17/04/2025 to 17/04/2026 Source Sold Price

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	1/39 Paschal St BENTLEIGH 3204	\$1,180,000	06/12/2025
2	2/26 Jeffrey St BENTLEIGH 3204	\$1,130,000	29/11/2025
3	2/42 Elizabeth St BENTLEIGH EAST 3165	\$1,190,000	25/10/2025

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: 17/04/2026 12:16

1/13 Small Road, Bentleigh Vic 3204



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,230,000

Median Unit Price *

17/04/2025 - 17/04/2026: \$1,200,000

* Agent calculated median

Comparable Properties



1/39 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 06/12/2025

Property Type: Unit



2/26 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 377 sqm approx



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Account - Buxton



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