

# 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

1/23 Norville Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,342,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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	2/6 Harper Av BENTLEIGH EAST 3165	\$1,180,000	20/04/2026
2	405/37 Genoa St MOORABBIN 3189	\$1,095,000	05/03/2026
3	2/31 Brady Rd BENTLEIGH EAST 3165	\$1,187,000	22/11/2025

**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:

18/05/2026 09:42



3 2 2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000

**Median Unit Price**  
Year ending March 2026: \$1,342,500

## Comparable Properties



**2/6 Harper Av BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 20/04/2026  
**Property Type:** Villa



**405/37 Genoa St MOORABBIN 3189 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,095,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** Apartment



**2/31 Brady Rd BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,187,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Unit  
**Land Size:** 405 sqm approx

**Account - Buxton** | P: 03 9563 9933