

# 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

22a Pollina 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 \$1,620,000

&

\$1,660,000

### Median sale price

Median price \$1,483,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 02/07/2024

to

01/07/2025

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	17b England St BENTLEIGH EAST 3165	\$1,601,000	21/05/2025
2	46a Tucker Rd BENTLEIGH 3204	\$1,642,500	02/04/2025
3	35a Neville St BENTLEIGH EAST 3165	\$1,685,000	01/03/2025

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:

02/07/2025 16:57