

# 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

1/1036-1038 North Road, 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)

Single price

\$539,000

### Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2025

to

31/03/2025

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	25/50 Poath Rd HUGHESDALE 3166	\$475,000	03/06/2025
2	7/145 Murrumbeena Rd MURRUMBEENA 3163	\$541,000	08/05/2025
3	3/19-21 Willesden Rd HUGHESDALE 3166	\$510,000	23/04/2025

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:

18/06/2025 13:37

1/1036-1038 North Road, Bentleigh East Vic 3165



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$539,000  
**Median Unit Price**  
March quarter 2025: \$1,320,000

## Comparable Properties



**25/50 Poath Rd HUGHESDALE 3166 (REI)** **Agent Comments**

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 03/06/2025  
**Property Type:** Apartment



**7/145 Murrumbeena Rd MURRUMBEENA 3163 (REI)** **Agent Comments**

**Price:** \$541,000  
**Method:** Auction Sale  
**Date:** 08/05/2025  
**Property Type:** Apartment  
**Land Size:** 860 sqm approx



**3/19-21 Willesden Rd HUGHESDALE 3166 (REI)** **Agent Comments**

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 23/04/2025  
**Property Type:** Apartment

Account - Buxton



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