

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

4 Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,443,000

Property Type House

Suburb Bentleigh East

Period - From 19/05/2024

to

18/05/2025

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	65 Wingate St BENTLEIGH EAST 3165	\$1,800,000	12/04/2025
2	6 Margaretta St BENTLEIGH EAST 3165	\$1,730,000	15/03/2025
3	45 Gilmour Rd BENTLEIGH 3204	\$2,064,000	08/02/2025

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:

19/05/2025 10:27



 4  3  2

Property Type: House (Res)
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
19/05/2024 - 18/05/2025: \$1,443,000

Comparable Properties



65 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  2  4

Price: \$1,800,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 716 sqm approx



6 Margaretta St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,730,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 595 sqm approx



45 Gilmour Rd BENTLEIGH 3204 (VG)

Agent Comments

 4  -  -

Price: \$2,064,000
Method: Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Buxton | P: 03 9563 9933



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