

# 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

2a Twisden Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,580,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

22/07/2024

to

21/07/2025

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 | 28 Glenmer St BENTLEIGH 3204   | \$1,150,000 | 22/03/2025   |
| 2 | 35 Yawla St BENTLEIGH 3204     | \$1,175,000 | 01/03/2025   |
| 3 | 1/14 Talbot Av BENTLEIGH 3204  | \$1,115,000 | 25/02/2025   |

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:

22/07/2025 09:59

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3 2 1

Property Type: Townhouse

Indicative Selling Price  
\$1,100,000 - \$1,200,000  
Median Townhouse Price  
22/07/2024 - 21/07/2025: \$1,580,000

Comparable Properties



28 Glenmer St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: House (Res)  
Land Size: 383 sqm approx



35 Yawla St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,175,000  
Method: Sold Before Auction  
Date: 01/03/2025  
Property Type: Unit  
Land Size: 322 sqm approx



1/14 Talbot Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,115,000  
Method: Private Sale  
Date: 25/02/2025  
Property Type: House