

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

7a Manuka Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,484,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

14/07/2024

to

13/07/2025

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	76B Castlewood St BENTLEIGH EAST 3165	\$1,725,000	05/05/2025
2	35b Northam Rd BENTLEIGH EAST 3165	\$1,760,000	22/04/2025
3	24b Stratford Av BENTLEIGH EAST 3165	\$1,802,000	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:

14/07/2025 11:34

7a Manuka Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median Townhouse Price
14/07/2024 - 13/07/2025: \$1,484,000

Comparable Properties



76B Castlewood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Private Sale
Date: 05/05/2025
Property Type: Townhouse (Single)



35b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Private Sale
Date: 22/04/2025
Property Type: Townhouse (Single)
Land Size: 288 sqm approx



24b Stratford Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,802,000
Method: Private Sale
Date: 01/03/2025
Property Type: Townhouse (Single)
Land Size: 313 sqm approx

Account - Buxton



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.