Property Price Statement

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 10/10/26

## Property offered for sale

Address
Including suburb and postcode: 2 ALLANBY GROVE BENTLEIGH EAST VIC 3165

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space m² | Total land size m² |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | - | 934m² |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,880,000

or

~~Range between~~ _____ ~~&~~ _____

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,500,000 | Property type | House | Suburb | Bentleigh East |
| Period: from | 01 Oct 2025 | to | 30 Sep 2026 | Source | Cotality |

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

### Comparable property 1

| Address | Sale price | Date of sale |
|---|---|---|
| 1 POET ROAD BENTLEIGH EAST VIC 3165 | $1,780,000 | 18-Jul-26 |

### Key Features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space m² | Total land size m² |
|---|---|---|---|---|---|
| HOUSE | 4 | 2 | 2 | 28m² | 800m² |

### Comparable property 2

| Address | Sale price | Date of sale |
|---|---|---|
| 62 ELIZABETH STREET BENTLEIGH EAST VIC 3165 | $1,500,000 | 25-Jun-26 |

### Key Features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space m² | Total land size m² |
|---|---|---|---|---|---|
| HOUSE | 3 | 1 | 2 | - | 702m² |

### Comparable property 3

| Address | Sale price | Date of sale |
|---|---|---|
| 20 MORTIMORE STREET BENTLEIGH VIC 3204 | $1,750,000 | 04-Jul-26 |

### Key Features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space m² | Total land size m² |
|---|---|---|---|---|---|
| HOUSE | 3 | 3 | 2 | 154m² | 829m² |

## Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

| |
|---|
| N/A |

## Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| | |
|---|---|
| **Sale Price** | $_____ |
| **Unconditional sale date** | _____/_____/_____ |

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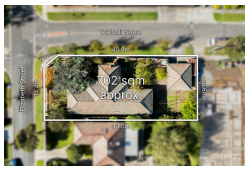
**1 POET ROAD BENTLEIGH EAST VIC 3165**

HOUSE

4 | 2 | 2 | 800m² | 28m²

Sold Price RS **$1,780,000** Sold Date **18-Jul-26**

Distance **1.92km**




**62 ELIZABETH STREET BENTLEIGH EAST VIC 3165**

HOUSE

3 | 1 | 2 | 702m² | -

Sold Price **$1,500,000** Sold Date **25-Jun-26**

Distance **0.1km**

**20 MORTIMORE STREET BENTLEIGH VIC 3204**

HOUSE

3 | 3 | 2 | 829m² | 154m²

Sold Price RS **$1,750,000** UN Sold Date **04-Jul-26**

Distance **1.45km**

**RS** = Recent sale **UN** = Undisclosed Sale

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