

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

31 Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,200,000 & \$2,350,000

Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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	22 Strathmore St BENTLEIGH 3204	\$2,135,000	21/10/2025
2	69 Lahona Av BENTLEIGH EAST 3165	\$2,458,000	14/10/2025
3	26 Galtum Av BENTLEIGH 3204	\$2,260,000	11/10/2025

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:

24/02/2026 15:10

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Property Type: House

Indicative Selling Price
\$2,200,000 - \$2,350,000

Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



22 Strathmore St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 4 3

Price: \$2,135,000
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 666 sqm approx



69 Lahona Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 2 2

Price: \$2,458,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: House (Res)
Land Size: 697 sqm approx



26 Galtum Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,260,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 614 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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