

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 Anstee Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,530,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/02/2025 to 23/02/2026 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	3 Dunloe Ct BENTLEIGH 3204	\$1,002,000	06/12/2025
2	24 Porter Rd BENTLEIGH 3204	\$1,025,000	29/11/2025
3	2/11 Mcarthur St BENTLEIGH 3204	\$982,500	22/11/2025

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 13:11

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$1,530,000



2 1 1

Property Type: Townhouse

Comparable Properties



3 Dunloe Ct BENTLEIGH 3204 (REI)

Agent Comments

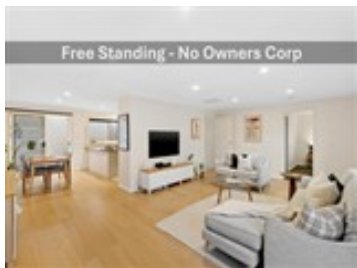
2 1 2

Price: \$1,002,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)



24 Porter Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 250 sqm approx



2/11 Mcarthur St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$982,500

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 335 sqm approx

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