

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

23a Mcarthur Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

11/02/2025

to

10/02/2026

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	30b Mcarthur St BENTLEIGH 3204	\$1,948,000	18/10/2025
2	28a Atkinson St BENTLEIGH 3204	\$1,530,000	04/10/2025
3	3/4 Brailsford Rd BENTLEIGH 3204	\$1,351,000	25/09/2025

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:

11/02/2026 15:13

23a Mcarthur Street, Bentleigh Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$1,530,000

Comparable Properties



30b Mcarthur St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,948,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)



28a Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



3/4 Brailsford Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,351,000
Method: Sold Before Auction
Date: 25/09/2025
Property Type: Townhouse (Res)

Account - Buxton



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