

# 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

116a Tambet Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 18/02/2025 to 17/02/2026 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 | 49A Deakin St BENTLEIGH EAST 3165     | \$1,245,000 | 22/01/2026   |
| 2 | 36a Barrington St BENTLEIGH EAST 3165 | \$1,200,000 | 26/11/2025   |
| 3 | 1/13 Latham St BENTLEIGH EAST 3165    | \$1,205,000 | 13/09/2025   |

**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: 18/02/2026 14:56

116a Tarnet Street, Bentleigh East Vic 3165



3 2 2

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
18/02/2025 - 17/02/2026: \$1,480,000

## Comparable Properties



**49A Deakin St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,245,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2026  
**Property Type:** House  
**Land Size:** 274 sqm approx



**36a Barrington St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3 2 1

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 26/11/2025  
**Property Type:** Unit



**1/13 Latham St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3 1 3

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 308 sqm approx

Account - Buxton



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