

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

21B MATTHEWS ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

26B VICTOR ROAD BENTLEIGH EAST VIC 3165	\$1,411,000	11-Oct-25
374 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165	\$1,500,000	18-Oct-25
89A WINGATE STREET BENTLEIGH EAST VIC 3165	\$1,500,000	27-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2026

Chloe Ha

M +61433264296

E chloe.ha@firststandco.com.au



**26B VICTOR ROAD BENTLEIGH
EAST VIC 3165**

 3  2  2

Sold Price

\$1,411,000

Sold Date

11-Oct-25

Distance

0.74km



**374 CHESTERVILLE ROAD
BENTLEIGH EAST VIC 3165**

 4  3  2

Sold Price

^{RS} **\$1,500,000**

Sold Date

18-Oct-25

Distance

0.86km



**89A WINGATE STREET BENTLEIGH
EAST VIC 3165**

 4  2  1

Sold Price

\$1,500,000

Sold Date

27-Oct-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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