

# 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

3 Nina Court, 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

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Bentleigh East

Period - From

16/08/2025

to

15/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
72 Mawby Road Bentleigh East VIC 3165	\$1,350,000	29/01/2026
8 Opal Court Bentleigh East VIC 3165	\$1,380,000	10/10/2025
28 Greendale Road Bentleigh East VIC 3165	\$1,305,000	20/09/2025

This Statement of Information was prepared on:

16/02/2026