

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 44b Gladesville Drive, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 02/02/2025 to 01/02/2026 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	4a Hughes St BENTLEIGH EAST 3165	\$1,700,000	27/10/2025
2	334a Chesterville Rd BENTLEIGH EAST 3165	\$1,640,000	02/10/2025
3	12a Bonny St BENTLEIGH EAST 3165	\$1,585,000	14/08/2025

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: 02/02/2026 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
02/02/2025 - 01/02/2026: \$1,525,000

Comparable Properties



4a Hughes St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 327 sqm approx



334a Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,640,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Res)



12a Bonny St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,585,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)
Land Size: 332 sqm approx

Account - Buxton | P: 03 9563 9933



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