

# 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

107A Victor Road, 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 \$1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	21A Almurta Rd BENTLEIGH EAST 3165	\$1,475,000	28/01/2026
2	86b Beddoe Av BENTLEIGH EAST 3165	\$1,500,888	10/12/2025
3	27 Glover St BENTLEIGH EAST 3165	\$1,362,000	04/12/2025

**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:

17/02/2026 10:28



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Property Type: Townhouse

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2025: \$1,585,000

## Comparable Properties



21A Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4   2   2

**Price:** \$1,475,000  
**Method:** Sold Before Auction  
**Date:** 28/01/2026  
**Property Type:** Townhouse (Res)



86b Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,500,888  
**Method:** Sold Before Auction  
**Date:** 10/12/2025  
**Property Type:** Townhouse (Single)



27 Glover St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

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**Price:** \$1,362,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2025  
**Property Type:** Townhouse (Res)

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