

# 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

35 Richard 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)

Single price

\$2,100,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Bentleigh East

Period - From

14/08/2025

to

13/02/2026

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
5 Duckmanton Court Bentleigh East VIC 3165	\$2,100,000	11/10/2025
20 Carinya Road Bentleigh East VIC 3165	\$2,115,000	30/08/2025
22 Normdale Road Bentleigh East VIC 3165	\$2,180,000	23/09/2025

This Statement of Information was prepared on:

14/02/2026