

# 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 6/45 Elizabeth 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 \$1,095,000

### Median sale price

Median price \$1,525,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 21/02/2025

to 20/02/2026

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	14 Clarence St BENTLEIGH EAST 3165	\$1,000,000	26/11/2025
2	5g Mackie Rd BENTLEIGH EAST 3165	\$1,100,000	21/11/2025
3	3/2A Brailsford Rd BENTLEIGH 3204	\$1,105,175	31/10/2025

**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:

21/02/2026 18:09



2 Bed | 2 Bath | 2 Living  
(multi-purpose)

2 2 1

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,095,000

**Median Townhouse Price**  
21/02/2025 - 20/02/2026: \$1,525,000

## Comparable Properties



**14 Clarence St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3 2 1

**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Property Type:** Townhouse (Res)



**5g Mackie Rd BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 206 sqm approx



**3/2A Brailsford Rd BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,105,175  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** Townhouse (Single)

**Account - Buxton** | P: 03 9555 0622 | F: 03 9532 2234