

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

2/13 Quinns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$1,336,250 Property Type Unit 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	3/23-25 Charles St BENTLEIGH EAST 3165	\$669,000	11/10/2025
2	101/1 St Georges Av BENTLEIGH EAST 3165	\$665,000	18/09/2025
3			

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:

04/02/2026 10:35

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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
December quarter 2025: \$1,336,250

Comparable Properties

3/23-25 Charles St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$669,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 71 sqm approx

101/1 St Georges Av BENTLEIGH EAST 3165 (VG)

Agent Comments

1 - -

Price: \$665,000

Method: Sale

Date: 18/09/2025

Property Type: Strata Unit/Flat

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.

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