

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 34b Molden Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,525,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 27/01/2025

to 26/01/2026

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	34a Molden St BENTLEIGH EAST 3165	\$1,770,000	12/12/2025
2	71a Lancaster St BENTLEIGH EAST 3165	\$1,785,000	02/12/2025
3	38b Moylan St BENTLEIGH EAST 3165	\$1,850,000	22/10/2025

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:

27/01/2026 20:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000
Median Townhouse Price
27/01/2025 - 26/01/2026: \$1,525,000

Comparable Properties

34a Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,770,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)



71a Lancaster St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,785,000
Method: Private Sale
Date: 02/12/2025
Property Type: Townhouse (Single)
Land Size: 358 sqm approx



38b Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Account - Buxton | P: 03 9563 9933



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