

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 64a Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$2,250,000

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	41a Wards Gr BENTLEIGH EAST 3165	\$1,990,000	06/09/2025
2	14a Brooks St BENTLEIGH EAST 3165	\$2,180,000	30/08/2025
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:

21/02/2026 17:59



4 3 3

Property Type: Townhouse (Res)

Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000

Median Townhouse Price

21/02/2025 - 20/02/2026: \$1,525,000

Comparable Properties



41a Wards Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,990,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Single)

Land Size: 345 sqm approx



14a Brooks St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$2,180,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Land Size: 590 sqm approx

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.

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



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