

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

7/4 Hodgson Grove, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,524,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

13/11/2024

to

12/11/2025

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	1b Normanby Rd BENTLEIGH EAST 3165	\$1,530,000	03/11/2025
2	89a Wingate St BENTLEIGH EAST 3165	\$1,500,000	27/10/2025
3	7a Hull St BENTLEIGH EAST 3165	\$1,580,000	25/10/2025

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:

13/11/2025 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000

Median Townhouse Price
13/11/2024 - 12/11/2025: \$1,524,000

Comparable Properties



1b Normanby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,530,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Single)
Land Size: 290 sqm approx



89a Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 372 sqm approx



7a Hull St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Account - Buxton | P: 03 9563 9933



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