

# 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

14 Highview Road, 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 \$3,095,000

### Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 16/02/2025

to 15/02/2026

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	40 Castlewood St BENTLEIGH EAST 3165	\$3,000,000	14/10/2025
2	70 Fromer St BENTLEIGH 3204	\$2,900,000	14/10/2025
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:

16/02/2026 13:32

14 Highview Road, Bentleigh East Vic 3165



 5  5  3

**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,095,000

**Median House Price**  
16/02/2025 - 15/02/2026: \$1,480,000

## Comparable Properties



**40 Castlewood St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 5  4  4

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** House  
**Land Size:** 574 sqm approx



**70 Fromer St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 5  2  3

**Price:** \$2,900,000  
**Method:** Sold Before Auction  
**Date:** 14/10/2025  
**Property Type:** House (Res)  
**Land Size:** 608 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**



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