

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

13A Bonny Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,750,000

Median sale price

Median price

\$1,585,000

 Property Type

House

 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	14a Lilac St BENTLEIGH EAST 3165	\$1,700,000	06/12/2025
2	18b Lahona Av BENTLEIGH EAST 3165	\$1,715,000	01/11/2025
3	13a Beddoe Av BENTLEIGH EAST 3165	\$1,845,000	11/10/2025

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:

05/02/2026 20:57



Property Type: Townhouse

Comparable Properties



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

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)



18b Lahona Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,715,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: Townhouse (Res)



13a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,845,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 268 sqm approx

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