

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 69B Tambet Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,820,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

to 30/09/2025

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	57a Parkmore Rd BENTLEIGH EAST 3165	\$1,850,000	23/10/2025
2	38b Moylan St BENTLEIGH EAST 3165	\$1,850,000	22/10/2025
3	18b Malane St BENTLEIGH EAST 3165	\$1,830,000	10/09/2025

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:

22/12/2025 09:40



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,820,000

Median House Price
September quarter 2025: \$1,480,000

Comparable Properties



57a Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Townhouse (Res)



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

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 365 sqm approx



18b Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,830,000

Method: Private Sale

Date: 10/09/2025

Property Type: Townhouse (Single)

Account - Buxton | P: 03 9563 9933