

# 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

8/45 Elizabeth Street, Bentleigh East Vic 3165
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000
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### Median sale price

Median price

\$1,521,500
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Property Type

Townhouse
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Suburb

Bentleigh East
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Period - From

05/12/2024
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to

04/12/2025
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Source

Property Data
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### 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	2/53 Hill St BENTLEIGH EAST 3165	\$1,180,000	28/08/2025
2	4/27 Elizabeth St BENTLEIGH EAST 3165	\$1,331,000	02/08/2025
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:

05/12/2025 18:56
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 4  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,300,000

**Median Townhouse Price**  
05/12/2024 - 04/12/2025: \$1,521,500

## Comparable Properties



**2/53 Hill St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 28/08/2025

**Property Type:** Townhouse (Res)



**4/27 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,331,000

**Method:** Auction Sale

**Date:** 02/08/2025

**Property Type:** Townhouse (Res)

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.

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