

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

4 Filbert Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$2,300,000 & \$2,379,000

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	6 Filbert St BENTLEIGH EAST 3165	\$2,780,000	20/09/2025
2	11 Lydia St BENTLEIGH 3204	\$2,650,000	13/09/2025
3	2a Malcolm St MCKINNON 3204	\$2,130,000	23/08/2025

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:

01/12/2025 17:19

4 Filbert Street, Bentleigh East Vic 3165



 4  4  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,379,000

Median House Price

September quarter 2025: \$1,480,000

Comparable Properties



6 Filbert St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  4  3

Price: \$2,780,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 408 sqm approx



11 Lydia St BENTLEIGH 3204 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,650,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 391 sqm approx



2a Malcolm St MCKINNON 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,130,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)

Land Size: 345 sqm approx

Account - Buxton



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