

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

1/1036-1038 North Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$1,335,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2025

to 30/06/2025

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	4/1036 North Rd BENTLEIGH EAST 3165	\$510,000	18/08/2025
2	101/259 East Boundary Rd BENTLEIGH EAST 3165	\$500,000	15/07/2025
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:

16/09/2025 13:58

1/1036-1038 North Road, Bentleigh East Vic 3165



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
June quarter 2025: \$1,335,000

Comparable Properties



4/1036 North Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment



101/259 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  2  1

Price: \$500,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

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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