

# 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

11/27-51 Charles Street, Bentleigh East VIC 3165

### Indicative selling price

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

Single price

\$1,200,000

### Median sale price

Median price

\$1,088,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

21/07/2025

to

20/01/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Mulsanne Lane Bentleigh East VIC 3165	\$1,200,000	08/11/2025
2/5 Claire Street McKinnon VIC 3204	\$1,245,000	12/11/2025
1/3 Claire Street McKinnon VIC 3204	\$1,286,000	10/09/2025

This Statement of Information was prepared on:

21/01/2026