

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

3/10 Daphne Street Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$720,000

\$770,000

Median sale price

Median price

\$1,140,000

Property type

Townhouse

Suburb

Bentleigh East

Period - From

01/03/2025

to

28/02/2026

Source

Corelogic

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
2/176 East Boundary Road, Bentleigh East, Vic 3165	\$745,000	23/10/2025
3/9 Francesco Street Bentleigh East Vic 3165	\$755,000	03/07/2025
4/48 Hill Street Bentleigh East Vic 3165	\$746,000	07/02/2026

This Statement of Information was prepared on: 10/03/2026