

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

1C Longview Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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	2b Castlewood St BENTLEIGH EAST 3165	\$1,719,000	28/12/2025
2	14a Lilac St BENTLEIGH EAST 3165	\$1,700,000	06/12/2025
3	25b York St BENTLEIGH EAST 3165	\$1,780,000	28/11/2025

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: 10/03/2026 10:07



4 3 2

Property Type: Townhouse

Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Townhouse Price

10/03/2025 - 09/03/2026: \$1,525,000

Comparable Properties



2b Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,719,000

Method: Private Sale

Date: 28/12/2025

Property Type: Townhouse (Res)



14a Lilac St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)



25b York St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 2

Price: \$1,780,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: Townhouse (Single)

Land Size: 306 sqm approx

Account - VICPROP | P: 03 8888 1011