

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

4/33 Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,525,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 16/03/2025

to

15/03/2026

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	1/1 Bolinda St BENTLEIGH 3204	\$1,235,000	19/02/2026
2			
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:

16/03/2026 07:50



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median Townhouse Price
16/03/2025 - 15/03/2026: \$1,525,000

Comparable Properties



1/1 Bolinda St BENTLEIGH 3204 (REI)

3 2 2

Agent Comments

Price: \$1,235,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Townhouse (Res)

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.