

# 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 104a Marlborough 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)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2026 to 31/03/2026 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	22b Tambet St BENTLEIGH EAST 3165	\$950,000	07/02/2026
2	912 Centre Rd BENTLEIGH EAST 3165	\$886,000	28/11/2025
3	1/13 Deakin St BENTLEIGH EAST 3165	\$867,500	19/11/2025

**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: 17/04/2026 16:33



2   1   0

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 292 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$870,000 - \$950,000  
**Median House Price**  
 March quarter 2026: \$1,480,000

## Comparable Properties



**22b Tambet St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** Unit



**912 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$886,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 405 sqm approx



**1/13 Deakin St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$867,500  
**Method:** Sold Before Auction  
**Date:** 19/11/2025  
**Property Type:** Unit

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