

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 83 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 to 31/12/2025 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	72 Mawby Rd BENTLEIGH EAST 3165	\$1,350,000	29/01/2026
2	11 Delhi St BENTLEIGH 3204	\$1,400,000	03/12/2025
3	28 Barbara St MOORABBIN 3189	\$1,370,000	20/11/2025

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: 25/02/2026 15:45



3 1 3

Property Type: House

Comparable Properties



72 Mawby Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,350,000
Method: Sold Before Auction
Date: 29/01/2026
Property Type: House (Res)
Land Size: 587 sqm approx



11 Delhi St BENTLEIGH 3204 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,400,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 650 sqm approx



28 Barbara St MOORABBIN 3189 (VG)

[Agent Comments](#)

3 - -

Price: \$1,370,000
Method: Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx