

# 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

23B Hobart Street, Bentleigh, Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,750,000

&

\$1,825,000

### Median sale price

Median price

\$700,000

Property type

Unit

Suburb

Bentleigh

Period - From

01/03/2025

to

28/02/2026

Source



PropTrack

### 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
18b Lahona Avenue, Bentleigh East, VIC 3165	\$1,715,000	01/11/2025
13b Northam Road, Bentleigh East, VIC 3165	\$1,878,500	08/11/2025
2b Castlewood Street, Bentleigh East, VIC 3165	\$1,719,000	28/12/2025

**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: 02/03/2026