

# 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

22a Mcarthur 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,526,000 Property Type Townhouse Suburb Bentleigh

Period - From 03/03/2025 to 02/03/2026 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	46A Marquis Rd BENTLEIGH 3204	\$1,595,000	06/12/2025
2	9c St James Av BENTLEIGH 3204	\$1,610,000	19/11/2025
3	8a Durban St BENTLEIGH 3204	\$1,580,000	21/10/2025

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: 03/03/2026 12:08

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3   2   2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median Townhouse Price**  
03/03/2025 - 02/03/2026: \$1,526,000

## Comparable Properties



**46A Marquis Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Townhouse (Res)



**9c St James Av BENTLEIGH 3204 (VG)**

**Agent Comments**

4   -   -

**Price:** \$1,610,000  
**Method:** Sale  
**Date:** 19/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**8a Durban St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9194 1200